



City of Guelph Growth Scenarios

Community Engagement Summary Report

June 2021

Contents

Executive summary.....	3
Section 1: project overview	7
Engagement purpose and objectives.....	7
Section 2: engagement and communication methods	8
Engagement methods.....	8
Communication methods.....	10
Engagement and reach	11
Data analysis	12
Section 3: what we heard	12
Proposed growth evaluation framework – key messages.....	12
Three growth scenarios – key messages.....	15
Proposed urban structure – key messages	18
Indigenous community sharing meeting – key messages	20
Section 4: next steps.....	22
Appendix A – Have Your Say questionnaire summary	23
Introduction	23
Results of preferred growth scenario.....	23
Annex	37
Appendix B – Virtual town hall summary	78
Introduction	78
Question and answer.....	78
Appendix C – Stakeholder roundtable summary.....	82
Introduction	82
Discussion on proposed evaluation framework.....	82
Discussion on three growth scenarios.....	83
Discussion on proposed urban structure	85
Appendix D – Rolling Hills community stakeholder roundtable summary.....	87
Introduction	87
Questions and answer	87
Appendix E – Development industry stakeholder roundtable summary	92
Introduction	92
Discussion on proposed evaluation framework.....	92
Discussion on three growth scenarios.....	93
Discussion on proposed urban structure	96

Appendix F – Council workshop summary	98
Introduction	98
Growth scenarios – questions and discussion	98
Evaluation framework – questions and discussion	102
Urban structure – questions and discussion	103
Appendix G – Planning Advisory Committee meeting summary	105
Discussion on proposed evaluation framework.....	105
Discussion on three growth scenarios.....	105
Discussion on proposed urban structure	106
Appendix H – Indigenous community sharing meeting summary	107
Participants	107
Record of Discussion	107
Appendix I – Youth engagement summary.....	121
Introduction	121
Bishop Macdonell High School	121
Centennial Public School	122
John F. Ross Collegiate	127
Appendix J – Emailed submissions.....	129

Executive summary

This report summarizes consultation and engagement completed on a proposed growth scenario evaluation framework, three growth scenarios, and a proposed urban structure for the City of Guelph.

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 have been 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)
- an Employment Lands Strategy, November 2020
- a Residential Intensification Analysis, February 2021
- a Housing Analysis and Strategy, February 2021
- a Growth Scenario Technical Brief, March 2021
- an Urban Structure Technical Brief, March 2021

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. In April, three different ways Guelph could grow to 2051 were released for conversations. This round of engagement focused on collecting feedback and comments on three growth scenarios, a proposed growth scenario evaluation framework, and a proposed urban structure for the City of Guelph.

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	94 participants	No	Yes	Yes
Stakeholder roundtable discussions	3 roundtable discussions	6 local organizations, 11 planning development industry organization, and 1 neighbourhood community	Yes	Yes	Yes
Virtual town hall	1 virtual town hall	26 WebEx participants, 20-24 Facebook live viewers	No	Yes	No
Council Workshop	1 Council workshop	All Council members and the Mayor	Yes	Yes	Yes
Planning Advisory Committee	1 meeting	7 of 8 members attended	Yes	Yes	Yes
Indigenous community sharing meeting	1 virtual workshop	18 participants	Yes	Yes	Yes
Youth engagement	3 virtual workshops	145 participants	Yes	Yes	Yes
Have Your Say	1 Have Your Say page	724 visitors	Yes	Yes	Yes
Project webpage	1 project webpage	1,129 page views 248 unique visitors	Yes	Yes	No
Social media	4 Facebook posts 7 tweets	4 comments/ questions	Yes	Yes	No
Newspaper ads	2 ads placed	Not applicable	Yes	Yes	Yes
Emails to the project contact list	2 emails	Approximately 365 recipients	Yes	Yes	No

What we heard – key messages

Growth scenario evaluation framework

Participants across the online questionnaire, the town hall, the Council workshop, the stakeholder roundtables, and the Planning Advisory Committee provided feedback on the proposed evaluation framework to evaluate the growth scenarios. They shared what criteria they think should be considered and raised some questions for clarifications on the current framework. The following is a list of considerations that participants would like to ensure the criteria addresses:

- Quality and capacity of infrastructural services
- Diversity of businesses for economic growth
- Parking availability requirements
- Walkable communities and transit-oriented development
- Cultural heritage and inclusivity
- Housing supply and housing affordability
- Public space and greenspace
- Climate change and sustainable development
- Community resiliency and pandemic planning
- School board and education system

Preferred growth scenario

Out of the three proposed growth scenarios, growth scenarios 1 and 3 were preferred among participants, with the following key comments noted for each.

Scenario 1

- Participants appreciated the various benefits that come with mixed-use high-density development. They liked the housing diversity and the scenario's potential to provide more affordable housing and housing affordability. They also believe that this scenario can help the City become more transit-oriented.
- Participants were concerned about the lack of low and medium-density housing in scenario 1. They noted it would represent a major shift in Guelph's urban character. It was also expressed that there would be negative environmental impacts and loss of greenspace with high-density developments.

Scenario 2

- Participants were in favour of more medium-density housing options and felt this would help address affordability issues. They liked how scenario 2 provided a better balance of growth and shifted the focus away from high-density developments to more medium and low-density housing types.
- Participants were concerned about the possibility of disrupting existing neighbourhoods as a lot of growth would be accommodated in already developed areas. They were also unsure whether scenario 2 could support developing a more efficient, connected, and effective transit system.

Scenario 3

- Those that favoured scenario 3 appreciated its focus on accommodating growth in specific areas, and adding more lower-density housing than the other two scenarios. They noted that they felt this scenario would create less environmental impact overall. They also liked the more diverse housing choices in this scenario given it provides more medium and low-density housing.
- Some participants questioned if achieving growth targets with less density is the most effective way to grow. They were also worried if there will be sufficient public amenities and infrastructural services provided to lower-density neighbourhoods as they are more scattered around the City.

Common themes

- Many participants expressed the difficulty of differentiating the three growth scenarios, making it hard to compare their strengths and challenges. Overall, housing affordability and affordable housing supply were key considerations for determining their preferred scenario. Many participants also wanted to know the estimated cost and capital investment for each scenario for better comparison.

Proposed urban structure

Overall, most participants were satisfied with the proposed urban structure. They commented that the locations already identified as nodes and corridors are some of the only viable options for Strategic Growth Areas.

Next steps

Feedback and input received during this round of engagement be considered by the project team to help select a preferred growth scenario for the City and develop a Growth Management Strategy.

The project team anticipates bringing forward a preferred Growth Scenario and a local Growth Management Strategy to the Council sometime in Fall 2021 following which an Official Plan Amendment will be prepared to implement aspects of the Growth Management Strategy.

Section 1: project overview

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 have been 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)
- an Employment Lands Strategy, November 2020
- a Residential Intensification Analysis, February 2021
- a Housing Analysis and Strategy, February 2021
- a Growth Scenario Technical Brief, March 2021
- an Urban Structure Technical Brief, March 2021

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. In April three different ways Guelph could grow to 2051 were released for conversations. This round of engagement focused on collecting feedback and comments on three growth scenarios, a proposed growth scenario evaluation framework, and a proposed urban structure for the City of Guelph.

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 2020, the project team sought feedback on one way that Guelph could grow to 2051 and asked for input on other growth options that should be explored. Between November 2020 and February 2021, background studies on employment lands and housing supply were released for information and input. In April and May 2021, the project team presented the proposed growth scenario evaluation framework, three growth scenarios, and proposed urban structure for community and stakeholder comments.

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 through this round of engagement process.

Section 2: engagement and communication methods

Engagement methods

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

- an online questionnaire hosted on Have Your Say
- a virtual town hall
- a Council workshop
- three virtual stakeholder roundtable discussions
- a Planning Advisory Committee meeting
- an Indigenous community sharing meeting
- three youth workshops

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 April 15, 2021, to May 7, 2021. The online questionnaire focused on:

- strengths and challenges of each proposed growth scenario
- additional criteria for consideration for the proposed evaluation framework
- locations of interest and exclusion for the proposed urban structure

The questionnaire had a total of 94 respondents. Appendix A shows a summary of the questionnaire results.

Virtual town hall

On April 15, 2021, the City of Guelph held a virtual town hall through WebEx. The town hall began with a two-part presentation, followed by a facilitated question and answer period. The town hall was live-streamed on the City of Guelph's website and Facebook page, and the presentation and a recording of the meeting 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:

- overview of the proposed growth scenarios evaluation framework
- overview of the three proposed growth scenarios
- overview of the proposed urban structure

The virtual town hall was advertised 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 roundtables

On April 20, 2021, the City of Guelph hosted a virtual roundtable discussion with identified stakeholders to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure. 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 roundtable included

three presentations followed by a question and discussion period. The following organizations attended the roundtable:

- University of Guelph
- Upper Grand District School Board
- Guelph Chamber of Commerce
- Innovation Guelph
- Guelph Economic Development Advisory Committee
- Cowie Capital

On April 20, 2021, the City of Guelph hosted a virtual community roundtable discussion with residents and property owners of the Rolling Hills area to receive feedback on the three growth scenarios and proposed urban structure. Specifically, there was a focus on the growth options for the Rolling Hills neighbourhood during this meeting. A question and discussion period followed the presentation. In total, 40 participants attended the roundtable meeting.

On April 28, 2021, the City of Guelph hosted a virtual roundtable discussion with stakeholders in the planning and development industry to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure. The roundtable included three presentations followed by a question and discussion period. The following organizations attended the roundtable:

- Armel Corporation
- Astrid J. Clos Planning Consultants
- Fusion Homes
- GM BluePlan Engineering Limited
- GSP Group Inc.
- IBI Group
- MHBC Planning
- Stantec
- SkyDev Real Estate Development
- The Guelph & District Home Builders' Association (GDHBA)
- The Tricar Group

For each of the three roundtables, the facilitated question and answer discussion focused on the same topics as the online questionnaire being:

- strengths and challenges of each proposed growth scenario
- additional criteria for consideration for the proposed evaluation framework
- locations of interest and exclusion for the proposed urban structure

For a summary of the Stakeholder Roundtable meeting, please see Appendix C.

For a summary of the Rolling Hills Community Roundtable, please see Appendix D.

For a summary of the Development Industry Roundtable meeting, please see Appendix E.

Council workshop

On April 21, 2021, a virtual workshop was hosted to solicit Council input on the three growth scenarios, a proposed growth scenario evaluation framework, and a proposed urban structure. There were three presentations in total, each followed by a question and discussion session. The presentation included:

- overview of A Place to Grow, Shaping Guelph
- overview of proposed growth scenario evaluation framework

- overview of proposed urban structure, and
- an overview of the three growth scenarios

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

- strengths and challenges of each proposed growth scenario
- additional criteria for consideration for the proposed evaluation framework
- locations of interest and exclusion for the proposed urban structure

For a summary of the Council Workshop, please see Appendix F.

Planning advisory committee meeting

On April 27, 2021, a virtual meeting of Guelph's Planning Advisory Committee meeting was held. Following a presentation on Shaping Guelph – Growth Management Strategy, members provided their feedback and comments on the proposed evaluation framework, three proposed growth scenarios and proposed urban structure.

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

Indigenous community sharing meeting

On May 5, 2021, 18 First Nations, Métis and Inuit people took part in an Indigenous Community Sharing Meeting regarding Guelph's Growth Management Strategy and Official Plan Review. The meeting was also attended by Mayor Cam Guthrie, City of Guelph officials and hosted by the Indigenous and community engagement team. Following a brief presentation, attendees were invited to provide feedback to the City.

For a summary of the Indigenous community sharing meeting, please see Appendix H.

Youth workshops

On May 17, June 2, and June 3, 2021, the City of Guelph hosted virtual workshops with Bishop Macdonell High School, Centennial Public School, and John F. Ross Collegiate students to collect feedback on the future growth of Guelph. The workshops were facilitated by City staff. A total of 145 students took part in the workshops.

For a summary of the youth workshops, please see Appendix I.

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 April 13 to May 7, 2021 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 April 8 and 22, 2021.

Emails to contact list

The City sent two 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"> 94 participants
Virtual town hall	<ul style="list-style-type: none"> 26 participants logged into WebEx 20-24 views of the Facebook livestream
Stakeholder roundtables	<ul style="list-style-type: none"> 22 representatives from 17 local organizations 40 residents from 1 local community
Indigenous community sharing meeting	<ul style="list-style-type: none"> 18 First Nations, Métis and Inuit community members
Youth workshops	<ul style="list-style-type: none"> 145 participants
Have Your Say	<ul style="list-style-type: none"> 724 visitors with <ul style="list-style-type: none"> 104 engaged 724 aware 392 informed 26 downloads of the discussion guide 20 downloads of the Growth Scenario Technical Brief 14 downloads of the Urban Structure Technical Brief 26 downloads of the Growth Scenario and Urban Structure Cover Report
Project web page	<ul style="list-style-type: none"> 1,129 page views 248 unique visitors
Social media	Facebook <ul style="list-style-type: none"> 4 Facebook posts with: <ul style="list-style-type: none"> 2,210-2,591 view range 11-36 click through rate

Engagement tool	Reach
	<ul style="list-style-type: none"> ○ 1-8 share range ○ 3 comments/questions asked about the project • 1 Livestream of the town hall with: <ul style="list-style-type: none"> 20-24 live views 35 comments/questions asked about the project <p>Twitter</p> <ul style="list-style-type: none"> • 7 Tweets with <ul style="list-style-type: none"> ○ 2,414-9,407 view range ○ 5-19 clickthrough rate ○ 1-10 likes ○ 3-10 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"> • 2 emails sent to contact list comprised of approximately 365 people

Data analysis

The City gathered feedback through the online questionnaire, the virtual town hall, the stakeholder roundtables, the Council workshop, 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 roundtables, Council workshop, Planning Advisory Committee, and email submissions of feedback are provided in Appendices A through H.

Section 3: what we heard

This section provides a high-level summary of the main feedback and responses heard throughout community and stakeholder engagement on the proposed growth scenario evaluation framework, three growth scenarios, and urban structure.

Proposed growth evaluation framework – key messages

Participants across the online questionnaire, the town hall, the stakeholder roundtables, the Council workshop, and the Planning Advisory Committee provided feedback on their preferences for the proposed evaluation framework.

The proposed evaluation framework includes six themes and a series of criteria within each theme to assess and evaluate each scenario. The following is a summary of the key themes emerging from participant responses.

Quality and capacity of infrastructural services

Participants raised questions on how the capacity of infrastructure such as drinking water supply, wastewater treatment and energy supply would be assessed. There were concerns around whether the projected growth is beyond the current capacity. Participants noted that with a growing population and increase in housing density across the City, the evaluation framework should include how well the existing infrastructures can support each scenario. This may include comparing the amount of capital investment needed to upgrade or expand certain infrastructure services to support new developments.

Some online questionnaire participants also shared that the quality of infrastructure and services should be considered one criterion. They want to know which scenario would have the least impact or pose less stress on the City's infrastructure and services.

Diversity of businesses for economic growth

Participants were curious about the types of businesses and economic development opportunities that would arise from each growth scenario. They want to see a diversity of different businesses being attracted to Guelph. This includes understanding what type of businesses would be added to which areas and ensuring a balance of small local businesses and large companies in the City for various employment opportunities.

Parking availability requirements

Participants from the stakeholder roundtables suggested adding parking availability and requirements to the evaluation framework. If Guelph is working towards becoming a more walkable and less car-oriented City, then there should be a limit on how much parking space is provided, whether by the City or developers.

Some online questionnaire participants questioned the need for having a parking minimum since it can increase the cost of housing and encourage more driving. They also suggested the possibility of eliminating required surface parking to promote walkable neighborhoods.

Walkable communities and transit-oriented development

Both engagement session participants and online questionnaire participants emphasized the importance of walkable neighbourhoods and transit-oriented development and would like to see this incorporated into the evaluation framework. They want to know which scenario can provide the most walkable neighbourhoods and support developing a more accessible, efficient, and connected transit network in Guelph.

Most participants believed that walkable communities and transit-oriented development would bring many benefits such as more mixed-use housing, diversity of employment opportunities, and less car-dependent neighbourhoods. They prefer to see if future residents of Guelph can live, work, play and shop within a walkable area.

Cultural heritage and inclusivity

Participants from the Council workshop and stakeholder roundtables talked about the balance of Guelph's cultural heritage. They suggested that each scenario should be assessed on how well they preserve, promote and balance cultural heritage.

Many online questionnaire participants also expressed that the evaluation framework needs to acknowledge and consider cultural heritage. It should not be limited to architectural buildings but also including the intangible heritage formed by people who live in Guelph. It was noted that considerations should be inclusive of all cultures.

Housing supply and housing affordability

Both engagement session participants and online questionnaire participants frequently questioned how housing supply and housing affordability are being addressed in each scenario. Participants were unclear how much of the new housing supply would be affordable housing. They were also concerned about housing affordability and how it can be projected or evaluated for the three growth scenarios. They want to see each scenario's potential in solving the housing crisis and their capacity to provide sufficient affordable housing for the growing population.

Participants wanted to see a more detailed breakdown of the housing stock, including ownership status and more defined housing types, to understand the level of housing affordability. They wanted to know whether affordable housing choices exist for different demographic groups.

Public space and greenspace

Both engagement session participants and online questionnaire participants see public space and greenspace as important criteria for evaluating the three growth scenarios. They believe that having easy access to public space and greenspace contributes to better physical health and mental well-being. Providing sufficient public space and greenspace can also help build complete communities and improve quality of life. It was noted that the City's public space and greenspaces are essential parts of its cultural and natural heritage system.

Climate change actions and sustainable development

Participants from the stakeholder roundtables and Council discussed how the growth scenario should align with the City's climate change goals while achieving the growth target. The preferred growth scenario needs to support climate change actions and help create a more sustainable City through growth.

Many online questionnaire participants also emphasized climate change actions and suggested incorporating elements of sustainability as part of the evaluation criteria.

Community resiliency and pandemic planning

Participants from the stakeholder roundtables questioned if the City is prepared to plan for growth under the influence of a pandemic. The current pandemic may have a long-lasting impact, or there might be another pandemic in the future. They suggested that each growth scenario should be evaluated on its resiliency towards unpredictable events such as global pandemics and natural disasters. The pandemic has also affected current housing market trends and the influx of population moving to Guelph. These are all elements that should be considered when evaluating each growth scenario. Some online questionnaire participants pointed out that the pandemic has changed people's lifestyles and working patterns.

School board and education system

Participants from the stakeholder roundtables shared their thoughts on including the school boards and education system as part of the evaluation framework. They noted that the capacity of school boards should be considered when planning for growth. Each scenario should have enough schools and education facilities for the increasing number of children and students in densified or newly developed neighbourhoods. School boards should be prepared and have enough support and resources to accommodate projected growth.

Online questionnaire participants also mentioned the importance of schools in building complete communities. They wish to see children and students walk safely or take public transit to schools in or near their neighbourhood.

Three growth scenarios – key messages

Preferred growth scenario

For each growth scenario, online questionnaire participants were asked “To what degree do you support each of the proposed growth scenarios?” and chose their answer based on a range from “Strongly support” to “Do not support” and the results are as follows:

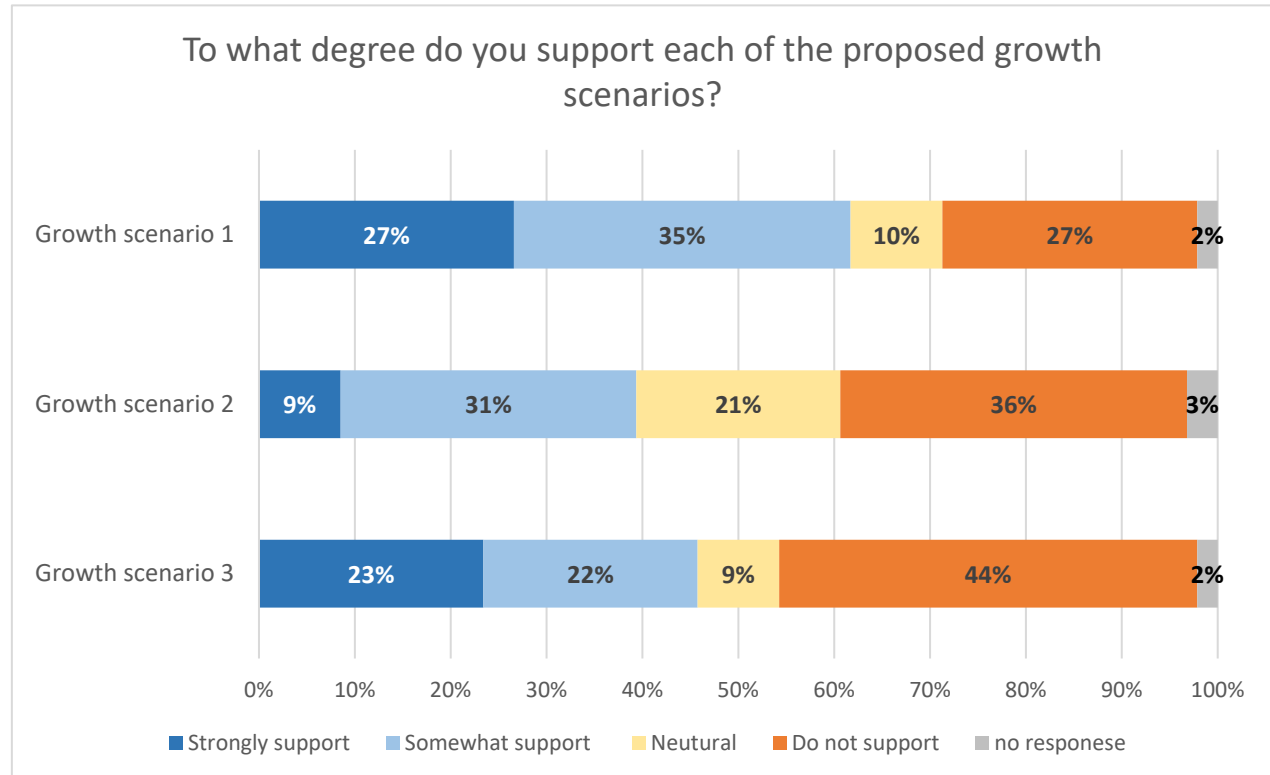


Figure 1: Participant responses to "To what degree do you support each of the proposed growth scenarios?" for the three proposed growth scenarios.

Growth scenario 1 is the most preferred among survey participants, with 62 per cent expressing they are supportive of it. Within that, 27 per cent indicated they strongly support, and 35 per cent said they somewhat support. Ten per cent of the participants are neutral, and 27 per cent do not support this scenario.

Growth scenario 2 has the lowest support rate of 40 per cent, with 9 per cent of survey participants strongly support, and 31 per cent somewhat support. This scenario has the highest percentage of participants staying neutral at 21 per cent. Thirty-six per cent of participants indicated they do not support scenario 2.

Growth scenario 3 has the second-highest support rate at 45 per cent, with 23 per cent of the survey participants strongly supporting it and 22 per cent somewhat supporting it. However, it also has the highest percentage of participants that do not support the scenario at 44 per cent, and 9 per cent indicating that they are neutral.

Among stakeholder roundtable participants and at the Council workshop, only scenarios 1 and 3 were mentioned as preferred growth scenarios, with scenario 1 being preferred among participants.

It should be noted that participants found it challenging to decide on the preferred scenario as they felt they were all quite similar.

The following section highlights some of the common strengths and challenges mentioned by participants for the three growth scenarios.

Strengths of scenario 1

Benefits of mixed-use high density

Participants appreciated the benefits that come with mixed-use high-density development. This includes building more walkable and transit-oriented communities that are less car-dependent. A densified mixed-use neighbourhood would also allow people to live, work, play and shop within the same area. Participants also like that this scenario contains high-density development in already developed areas, avoiding sprawl.

Housing diversity and affordability

Many participants thought that scenario 1 provides a range of housing diversity with its high-density housing supply. It was felt that this would offer people more housing choices and therefore become more affordable. Participants noted that adding more residential density at specific nodes and corridors also provides more opportunities to build affordable housing.

Transit-oriented City

Participants believed that scenario 1 has the highest potential to strengthen the current transit network, making them more accessible and increase ridership. More high-density neighbourhoods also provide opportunities to develop more transit nodes.

Challenges of scenario 1

Lack of low and medium density housing

Many participants were not in favour of having too much high-density development and wish to have more medium and low-density housing. They pointed out that this scenario could face opposition from those who prefer low-density single-detached housing neighbourhoods.

Major shift in Guelph's urban character

Some participants believed that Guelph is not suited for high-rise development, and too much high-density intensification will disrupt the City's charm and character. They were also concerned that the highly concentrated population density will cause the City to lose its attractiveness.

Environmental impact and loss of greenspace

Many participants were very concerned about the environmental impact and loss of greenspace as a result of intensification. They also commented that increasing population and housing density could counter climate change actions. It was noted that as the City grows and plans to accommodate more people, consideration needs to be given for the provision of parks and greenspaces.

Strengths of scenario 2

More medium density housing and affordability

Participants who supported scenario 2 appreciated its shift toward more medium-density housing options while still meeting the growth target. It was also noted that this scenario would create a better mix of affordable medium-density housing options for younger families and working-class residents.

Better balance of growth

Participants appreciated that scenario 2 projects a more balanced growth, with 50 per cent of the intensification occurring in the existing developed area. Participants liked how medium-density development seems to be less disruptive and helps maintain the City's urban character. Some noted they felt that this scenario could support a more evenly distributed density throughout the neighbourhoods.

Challenges of scenario 2

Disrupting existing neighbourhoods

Participants were concerned that adding more growth to existing developed neighbourhoods could receive local opposition, noting it could cause disruption in many existing neighbourhoods and would not be well-received.

Transportation and connectivity

Participants were unsure whether more medium-density housing can support the growth and density needed for a better and more connected transit network. They felt that reducing high-density dwelling units will decrease the potential to develop a more effective and efficient transit system to serve the City. Some also pointed out that townhouses may still foster a more car-oriented City with less walkable neighbourhoods and a lack of access to public transit.

Strengths of scenario 3

Concentrated growth and lower density

Participants appreciated that the majority of the growth is contained within the built-up area for this scenario. They believe that more low-density housing can provide economic benefits while maintaining the medium-sized character of Guelph. They noted that this scenario adds high and medium-density housing while still retaining low-density dwellings that some prefer.

Less environmental impact

Participants supported this scenario because it protects greenfield areas by intensifying developed lands. They were glad that less development is allocated to vacant land and greenfield areas, and concentrating growth in the built-up area will make density increase less visible.

Housing mix

Many participants preferred the increased supply of medium and lower-density housing in this scenario. They thought it provides a better balance and housing mix between high, medium, and lower density options.

Challenges of scenario 3

Achieving growth with less density

Participants expressed concern whether having more medium to low-density development is the most effective and appropriate way to achieve growth targets. It was noted that a shift towards more medium and low-density housing could encourage urban sprawl. A focus on lower-density housing does not help with building more walkable and transit-oriented neighbourhoods.

Public amenities and services

Participants questioned if there would be enough public amenities and services built for the lower-density neighbourhoods with less density. Some noted it would be difficult to develop a well-connected transit system with growth being more spread out in the City.

Common themes

The following is a summary of commonly raised points regarding the three growth scenarios.

Differentiating the three scenarios

Many participants expressed the difficulty of differentiating the three growth scenarios. They find the three scenarios very similar with minimal differences, making it hard to compare their strengths and challenges.

Affordable housing and housing affordability

Most participants were curious and concerned about housing affordability and the amount of affordable housing for each growth scenario. They wanted to understand better how the City will address the housing crisis and prevent people from being priced out of their neighbourhoods. They believe that it is important to keep Guelph affordable for different age and income groups.

The development of Rolling Hills

Participants were concerned about the potential development in Rolling Hills, stating that the area should not be considered a strategic growth area.

Estimated cost and capital investment

Many participants wanted to know the estimated cost and capital investment for each scenario, notably as it pertains to upgrading the City's infrastructure to support growth. It was noted that cost and capital investment could create barriers for each growth scenario if significant infrastructure upgrades are needed.

Growing beyond the City's carrying capacity

Some participants were concerned about the City growing beyond its carrying capacity. They questioned if any of the scenarios can comfortably accommodate the projected growth.

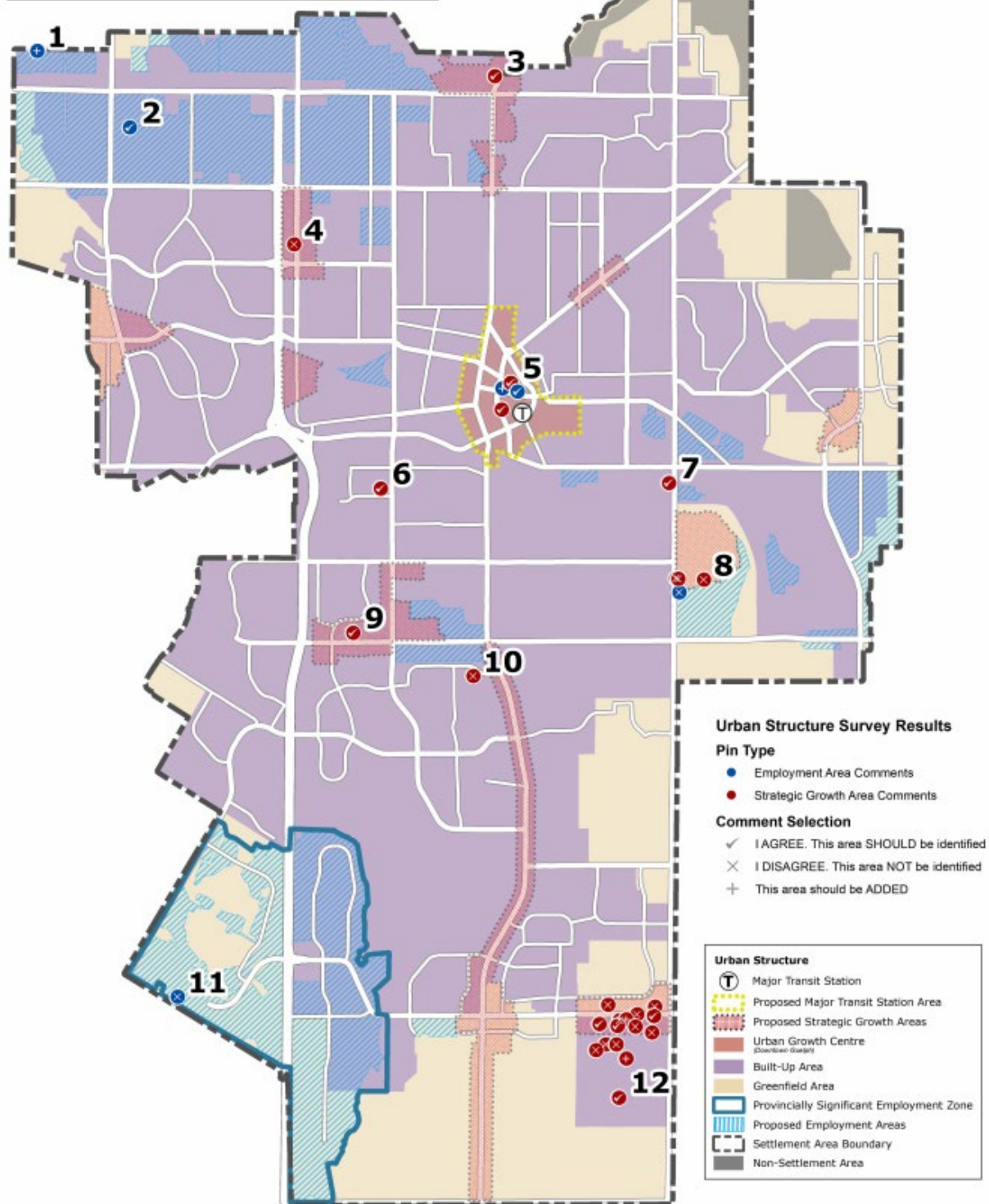
Proposed urban structure – key messages

Participants were presented with a map of the proposed urban structure and asked to identify any additional areas or locations to be excluded from the proposed Strategic Growth Areas and Employment Areas.

Overall, most engagement session participants were satisfied with the proposed urban structure. They commented that the locations already identified as nodes and corridors are some of the only viable options for Strategic Growth Areas. Council members also suggested there may be more opportunities for intensification along York Road and Victoria Road.

Online questionnaire participants were asked to place location markers on a City map with the purposed urban structure. In total, 12 location clusters were identified with 33 place markers (Figure 2).

Proposed Urban Structure Survey Results



May 2021

Figure 2: Place markers added by participants on a City map for the proposed Strategic Growth Areas and Employment Areas.

Out of the 12 location clusters, the Downtown Growth Area (cluster ID#5) was the most supported by participants both as a Strategic Growth Area and an Employment Area. They agreed that the Downtown Area is the most suitable area for mixed-use development, where people can live and work within the neighbourhood. It is also beneficial to have a mix of high-density housing and employment near major transit nodes.

There was a mix of responses regarding whether the Clair Road/Rolling Hills Strategic Growth Area (cluster ID#12) should be identified for growth. In total, 15 place markers were identified in this area, with six that were supportive of including this neighbourhood in the Strategic Growth Area, while nine disagreed. Participants who agreed with including the area thought the area is close to commercial retail, schools and other community amenities, making it suitable for mixed-use medium-density residential development. Participants who disagreed with including the area were concerned that development would negatively impact its valuable natural heritage and disrupt the established neighbourhood characteristics.

The Guelph Innovation District Strategic Growth Area (cluster ID#8) is an area where some participants disagreed with identifying the area for growth. They believed that the area should be preserved as a Cultural Heritage Landscape or Heritage Conservation District that is opened for public access as a recreation area.

Other location clusters where a single participant agreed with or identified an area as a potential Strategic Growth Area include:

- Woodlawn and Woolwich Strategic Growth Area (cluster ID#3)
- Edinburgh and Municipal (cluster ID#6)
- York Road (cluster ID#7)
- Stone Road Strategic Growth Area (cluster ID#9)

Areas that were identified by a single participant to be excluded from the Strategic Growth Area are:

- Silvercreek Strategic Growth Area (cluster ID#4)
- Gordon Strategic Growth Area near Stone (cluster ID#10)

Employment Areas where a single participant agreed with the area being identified as an Employment Area are:

- Northwest Park Employment Area (cluster ID#1 and #2)
- Hanlon Creek Business Park Employment Area (cluster ID#11)

Participants were asked to specify reasons for each of the markers they placed on the map. A summary of specific comments for each identified location cluster can be found in Appendix A of this report.

Indigenous community sharing meeting – key messages

Key themes emerging from the discussion at the Indigenous Community Sharing Meeting included:

Cultural heritage

- Cultural Heritage must reflect Indigenous history, including the cultural resources of the rights-holders including the Mississaugas of the Credit and the Haudenosaunee.
- Participants felt the planning related to culture focuses on colonial culture rather than the last ten thousand years of Indigenous culture.

- Guelph should consider changing place names to reflect Indigenous history, with many having no idea of the existence of Indigenous people, which requires education.

Respect of Treaty and Aboriginal Rights

- There should be more open acknowledgement of the treaties and going beyond the land acknowledgement.
- Treaty holders should be benefitting from the waters as a part of the treaty.
- The City must be aware of the United Nations Declaration on the Rights of Indigenous Peoples, including Article 26, the rights to culture, identity, language, land, employment practices.
- Recently the Haudenosaunee issued a moratorium on development on the Haldimand Tract treaty land. There was concern that this would fall upon deaf ears. These agreements, Treaties and the Haldimand Proclamation should be taken seriously, upheld and implemented.

Community services

- Participants noted there are 50,000 Indigenous people living in the nearby area, with a very high birth-rate, yet, there are so few services. Estimates may show that half of the homeless population are Indigenous, one-third of those incarcerated are Indigenous, between 65% and 75% of children in care are Indigenous. The drop-out rate in schools is 500% higher for Indigenous people. Those are things that need to be addressed through the planning process.
- A healing centre or supportive housing is needed near downtown. Growth in Guelph must reflect the housing needs for First Nations, Métis and Inuit Peoples. This has to include places to meet, have ceremonies, and where the Indigenous community can get mental health services.
- Community services, like the hospital do not have Indigenous healing programs and are not allowing Indigenous people to smudge in the hospital.
- Anti-racism work needs to continue including within the City, with the hospitals and with police.

Affordable housing

- Housing affordability is a concern for Indigenous peoples including young families. Living in Guelph is becoming unaffordable. There is further need for rental housing.
- Addressing housing needs and homelessness must be a priority for growth planning, especially for youth.
- There is a lot of priority on development, luxury lofts, luxury condominiums and being open for business, but very little affordable housing.

Homelessness

- Participants had much concern over growing rates of homelessness and how that would be addressed in the revised Official Plan.
- Participants want to see Indigenous people off the streets by addressing the lack of housing and affordability.

Indigenous land use

- The Niska lands is a place where the hiking trail club could access, where medicinal plants could be harvested.
- One participant suggested that the City of Guelph should consider an Indigenization strategy that may include spaces for sacred fires, land use for ceremonies, and places to harvest medicines.
- The City should consider creating ceremony spaces for Indigenous communities that could make use of these spaces without going through red tape.

Decolonizing municipal processes

- Official Plans and city planning are colonial in nature. Timeframes, such as twenty or thirty years are not realistic and do not reflect Indigenous priorities.
- Guelph needs to change the paradigm and look at how planning can be done different and incorporating Indigenous perspectives and worldview.
- Decolonization, as a process, needs to be prioritized. Indigenous perspective and needs should be embedded it into each policy and process moving forward.
- The City may want to seek the advice and exchange ideas with the University of Guelph.
- Reconciliation is actually a partnership – a contract between Indigenous and non-Indigenous people. The City should consider Indigenous people first until they have made up some lost ground in many of these areas.

Visibility of Indigenous peoples

- There needs to be more visibility of Indigenous people within Guelph. Having ongoing dialogues in the community need to happen on a regular basis.
- The City needs to include Indigenous employees and an advisory team. This should reflect the principles that Indigenous peoples have. This requires more communication, transparency, and education.

Safe Spaces

- Participants would like to see safe space and safety for Indigenous people. We must remember missing and murdered Indigenous women.

Section 4: next steps

Feedback and input received during this round of engagement will be considered by the project team to help select a preferred growth scenario for the City and develop a Growth Management Strategy.

The project team anticipates bringing forward a preferred Growth Scenario and a local Growth Management Strategy to the Council sometime in Fall 2021 following which an Official Plan Amendment will be prepared to implement aspects of the Growth Management Strategy.

Appendix A – Have Your Say questionnaire summary

Introduction

The Have Your Say questionnaire was open from April 15, 2021, to May 7, 2021, and had 94 responses. The questionnaire invited participants to share their feedback on the three proposed growth scenarios, evaluation framework criteria, and proposed urban structure.

Participants shared their thoughts on what they thought works well and what might be challenging for each growth scenario. They also provided comments to help explain how supportive they are for each proposed growth scenario. Participants then made suggestions on any additional criteria that should be considered for the proposed evaluation framework. Finally, they were provided a City map and asked to help identify any location of interest for the proposed Strategic Growth Areas (SGA) and Employment Areas (EA). This includes marking out locations that they believe should or should not be considered as SGA and EA.

Results of preferred growth scenario

For each growth scenario, participants were asked *"To what degree do you support each of the proposed growth scenarios?"* and chose their answer based on a range from "Strongly support" to "Do not support". The results for each scenario are presented below.

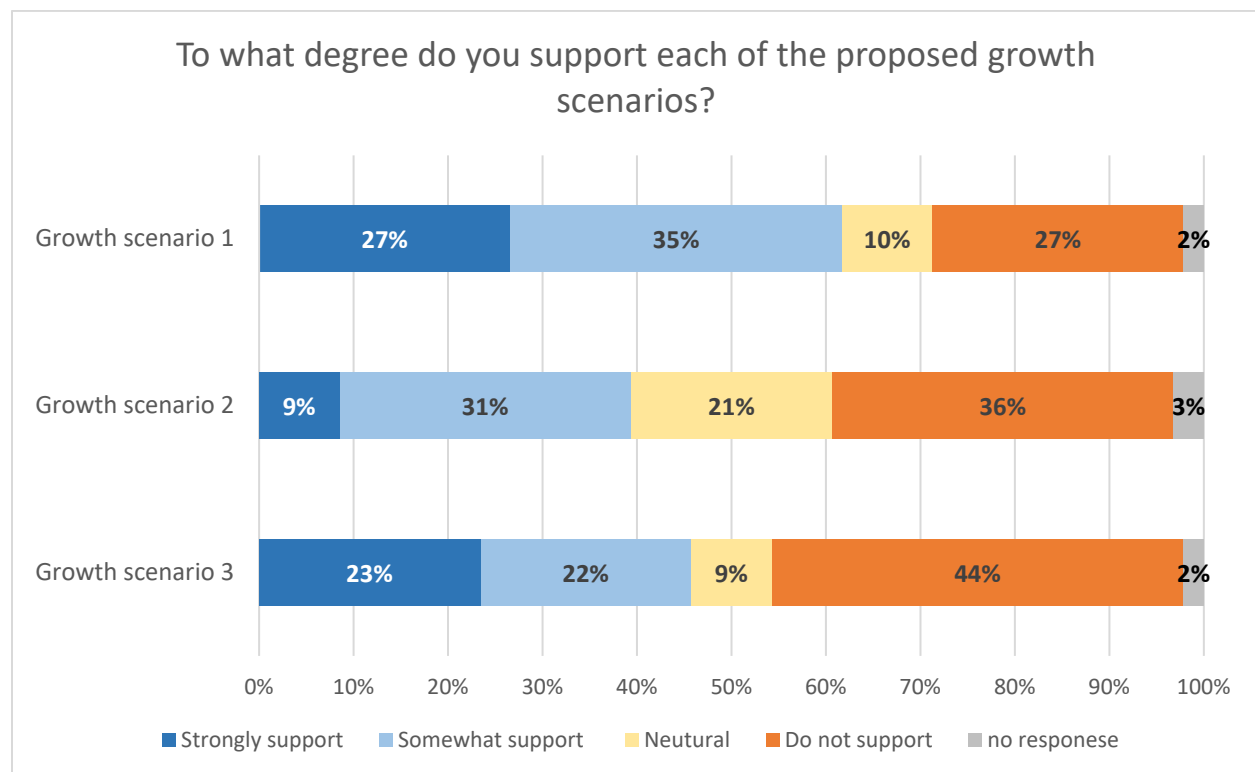


Figure 3: Participant responses to "To what degree do you support each of the proposed growth scenarios?" for the three proposed growth scenarios.

Growth scenario 1 is the most preferred among survey participants, with 62 per cent expressed they are supportive of it. Within that, there are 27 per cent that indicated they strongly support, and 35 per cent said they somewhat support. Only 10 per cent of the participants are neutral about this, with 27 per cent that do not support this scenario.

Growth scenario 2 has the lowest support rate of 40 per cent, with only 9 per cent of survey participants strongly support, and 31 per cent somewhat support. This scenario has the highest percentage of participants staying neutral at 21 per cent, with 36 per cent indicating they do not support.

Growth scenario 3 has the second-highest support rate of 45 per cent, with 23 per cent of the survey participants strongly support it and 22 per cent somewhat support it. However, it also has the highest percentage of participants that do not support the scenario at 44 per cent, with only 9 per cent indicating that they are neutral.

It should be noted that participants found it challenging to decide on the preferred scenario as they felt they were all quite similar in nature.

Participants provided further comments on what they think works well and what they think might be challenging for each proposed growth scenario. These comments are categorized and summarized in the sections below.

Growth scenario 1

Strengths of scenario 1

Benefits of mixed-use high density

Participants appreciated the benefits that come with mixed-use high-density development. This includes building more walkable and transit-oriented communities that are less car-dependent. A densified mixed-use neighbourhood would also allow people to live, work, play and shop within the same area. Participants also like that this scenario contains high-density development in already developed areas, avoiding sprawl.

Housing diversity and affordability

Many participants thought that scenario 1 provides a range of housing diversity with its high-density housing supply. It was felt this offers people more housing choices and therefore becomes more affordable. Participants noted that adding more residential density at specific nodes and corridors also provides more opportunities to build affordable housing.

Transit-oriented City

Participants believed that scenario 1 has the highest potential to strengthen the current transit network, making them more accessible and increase ridership. More high-density neighbourhoods also provide opportunities to develop more transit nodes.

Challenges of scenario 1

Lack of low and medium-density housing

Many participants were not in favour of having too much high-density development and wish to have more medium and low-density housing. They pointed out that this scenario could face opposition from those who prefer low-density single-detached housing neighbourhoods.

Major shift in Guelph's urban characteristics

Some participants believed that Guelph is not suited for high-rise development, and too much high-density intensification will disrupt the City's charm and character. They were also concerned that the highly concentrated population density will cause the City to lose its attractiveness.

Environmental impact and loss of greenspace

Many participants were very concerned about the environmental impact and loss of greenspace as a result of intensification. They also commented that increasing population

and housing density could counter climate change actions. Few also believed that the amount of greenspace in the City is already lacking and not enough to support the physical and mental well-being of Guelph residents.

Transportation and connectivity

While many participants thought high-density development could improve transit connectivity, others also suggested that density may increase congestion.

Housing affordability

Participants worried that high-density housing development will cause a surge in housing cost and property value for single-detached detached housing. They also questioned how affordable housing and housing affordability are being incorporated into scenario 1.

Growth scenario 2

Strengths of scenario 2

More medium density housing and affordability

Participants who supported scenario 2 appreciated its shift toward more medium-density housing options while still meeting the growth target. It was also noted that this scenario would create a better mix of affordable medium-density housing options for younger families and working-class residents.

Better balance of growth

Participants appreciated that scenario 2 projects a more balanced growth, with 50 per cent of the intensification occurring in the existing developed area. Participants liked how medium-density development seems to be less disruptive and helps maintain the City's urban character. Some noted they felt that this scenario could support a more evenly distributed density throughout the neighbourhoods.

Challenges of scenario 2

Similarities between scenario 1 and 2

Many participants commented on the similarities between growth scenario 1 and 2, and that it was difficult to differentiate between the two scenarios. Some commented that many of the challenges are shared between scenarios 1 and 2 due to their similarities.

Limitations of medium-density housing

Participants believe that there are limitations with shifting focus towards medium density from higher-density housing. Many are not in favour of building more townhouses as they are more costly to build than low-rises and come at the expense of higher density dwellings. In addition, there were questions as to whether adding more medium-density housing can help with the housing crisis or make housing more affordable for a broader public.

Disrupting existing neighbourhoods

Participants were concerned that adding more growth to already developed neighbourhoods could receive local opposition, noting it could cause disruption in many existing neighbourhoods and would not be well-received.

Transportation and connectivity

Participants were unsure whether more medium-density housing can support the growth and density needed for a better and more connected transit network. They felt that reducing high-density dwelling units will decrease the potential to develop a more effective and efficient transit system to serve the City. Some also pointed out that townhouses may still foster a more car-oriented city with less walkable neighbourhoods and a lack of access to public transit.

Growth scenario 3

Strengths of scenario 3

Concentrated growth and lower density

Participants appreciated that most of the growth is contained within the built-up area for this scenario. They believe that more low-density housing can provide economic benefits while maintaining the medium-sized character of Guelph. They noted that this scenario adds high and medium-density housing while still retaining low-density dwellings that some prefer.

Less environmental impact

Participants supported this scenario because it protects greenfield areas by intensifying on developed lands. They were glad that less development is allocated to vacant land and greenfield areas, and concentrating growth in the built-up area will make density increase less visible.

Housing Mix

Many participants preferred the increased supply of medium and lower-density housing in this scenario. They thought it provides a better balance and housing mix between high, medium, and lower density options.

Challenges of scenario 3

Achieving growth with less density

Participants expressed concern whether having more medium to low-density development is the most effective and appropriate way to achieve growth targets. It was noted that a shift towards more medium and low-density housing could encourage urban sprawl. A focus on lower-density housing does not help with building more walkable and transit-oriented neighbourhoods.

Public amenities and services

Participants questioned if there would be enough public amenities and services built for the lower-density neighbourhoods with less density. Some noted it would be challenging to develop a well-connected transit system with growth being more spread out in the City.

Housing affordability

Some participants thought that single detached dwellings would continue to rise in cost and make Guelph even more unaffordable. Less high-density development may also decrease the opportunity for more affordable housing options.

Disrupting existing neighbourhoods

Participants noted concerns about the disruption of existing neighbourhoods, noting that intensifying already developed areas may negatively impact residents and businesses.

Proposed growth scenario evaluation framework

Discussion – complete communities

Participants were asked, *"When thinking about complete communities/livability, are there any other criteria the City should consider?"*. 58 per cent answered "yes". In comparison, 16 per cent said "no," and 23 per cent indicated that they are *"not sure/do not know"* (Figure 2). Participants that answered "yes" were asked to provide further comments on what other criteria they think should be considered.

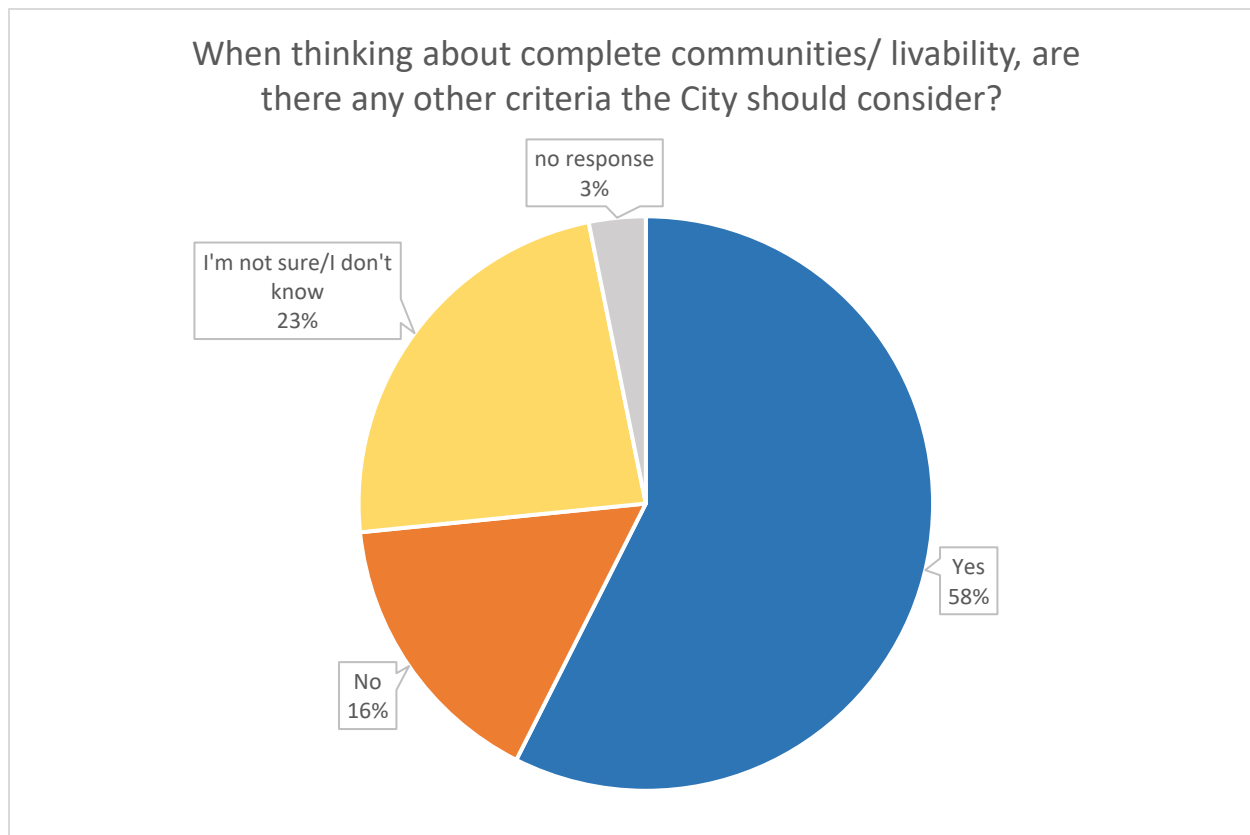


Figure 2: Participant responses to "When thinking about complete communities/livability, are there any other criteria the City should consider?"

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

The following list summarizes additional criteria participants suggested to be considered for the evaluation framework theme of complete communities/livability.

- Plan for sustainable and green transportation, such as providing sufficient active transportation services, encouraging more transit ridership, cycling and walking.
- Plan for transit-oriented development where neighbourhoods are well supported by a public transit network to increase connectivity and mobility.
- Able to support residents' physical health and mental well-being, and having sufficient health care services in place that are accessible for people.
- Have sufficient public space, community gathering space and greenspace that are inclusive and accessible for everyone.
- Diverse housing options, including affordable housing that can assist low-income family and individuals.
- Evaluate the environmental impact and incorporate sustainability goals such as net-zero buildings and communities.
- Local amenities and public services, that can be easily accessed by people living in the neighbourhood.
- Preserve designated natural and cultural heritage.

Discussion – growth management

Participants were asked, “When thinking about growth management, are there any other criteria the City should consider?”, the results are as follow. Thirty-four per cent answered “yes”, while 30 per cent said “no” and 32 per cent indicated that they are “not sure/do not know” (Figure 3). Participants that answered “yes” were asked to provide further comments on what other criteria they think should be considered.

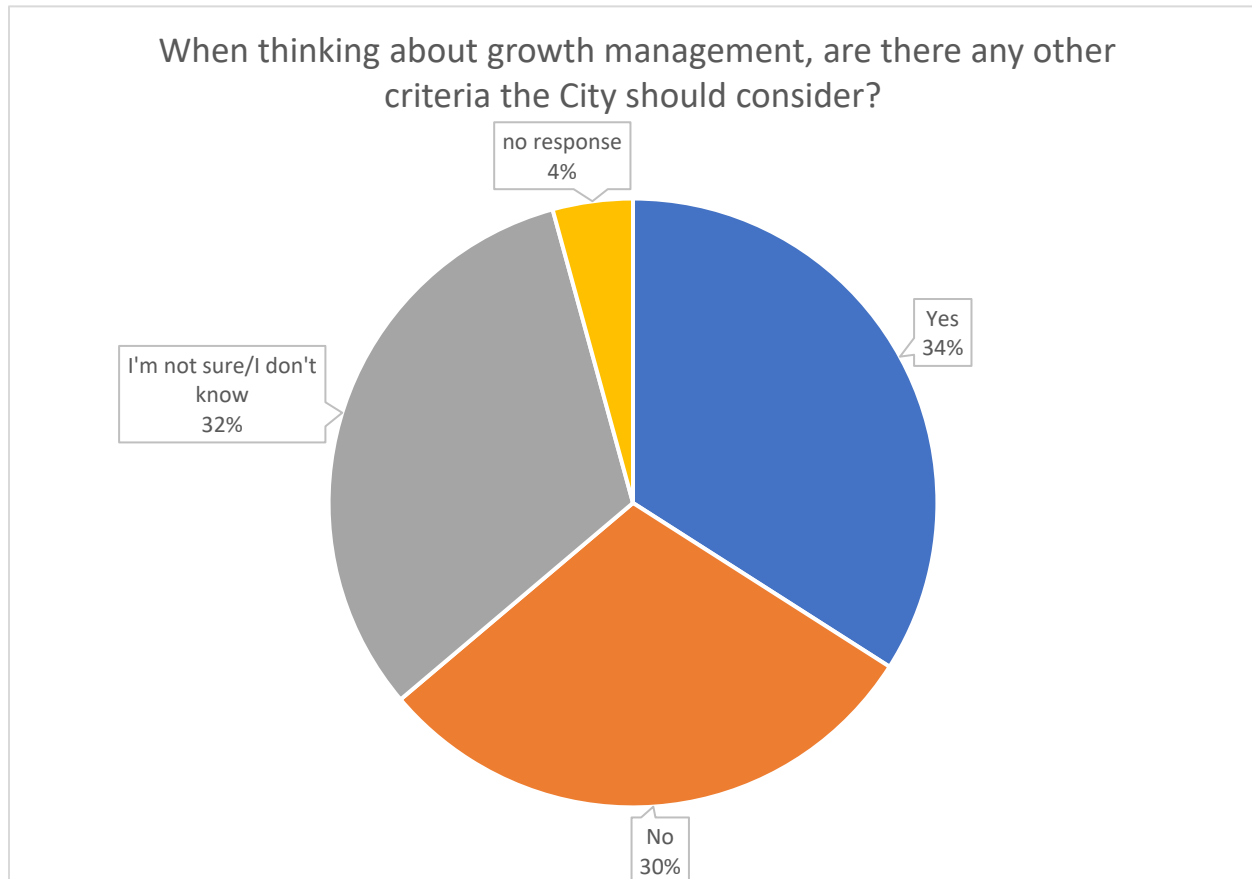


Figure 3: Participant responses to "When thinking about complete growth management, are there any other criteria the City should consider?"

Comments to help understand participant selections above

The following list summarizes additional criteria participants suggested to be considered for the evaluation framework theme of growth management.

- Provide quality and supply of infrastructure such as underground sewage system, energy production and distribution, and drinking water supply.
- Balance reaching growth targets, sustainability initiatives, green and net-zero goals, and housing affordability.
- Provide mixed-use neighbourhoods with a diversity of housing supply to address affordability.
- Carefully consider how the downtown will accommodate growth and whether it can create a sense of community like other neighbourhoods.
- Assess traffic patterns and ensuring public transit connectivity.
- Consider the environmental impact of growth and use brownfield sites for development before using greenfields.
- Manage and reduce carbon emissions, and protect trees as carbon sinks.

- Prevent negative impact on natural habitat and maintain biodiversity.

Discussion – economic growth

Participants were asked, “When thinking about economic growth, are there any other criteria the City should consider?”, the results are as follow. Thirty-six per cent answered “yes”, while 33 per cent said “no” and 25 per cent indicated that they are “not sure/do not know” (Figure 4). Participants that answered “yes” were asked to provide further comments on what other criteria they think should be considered.

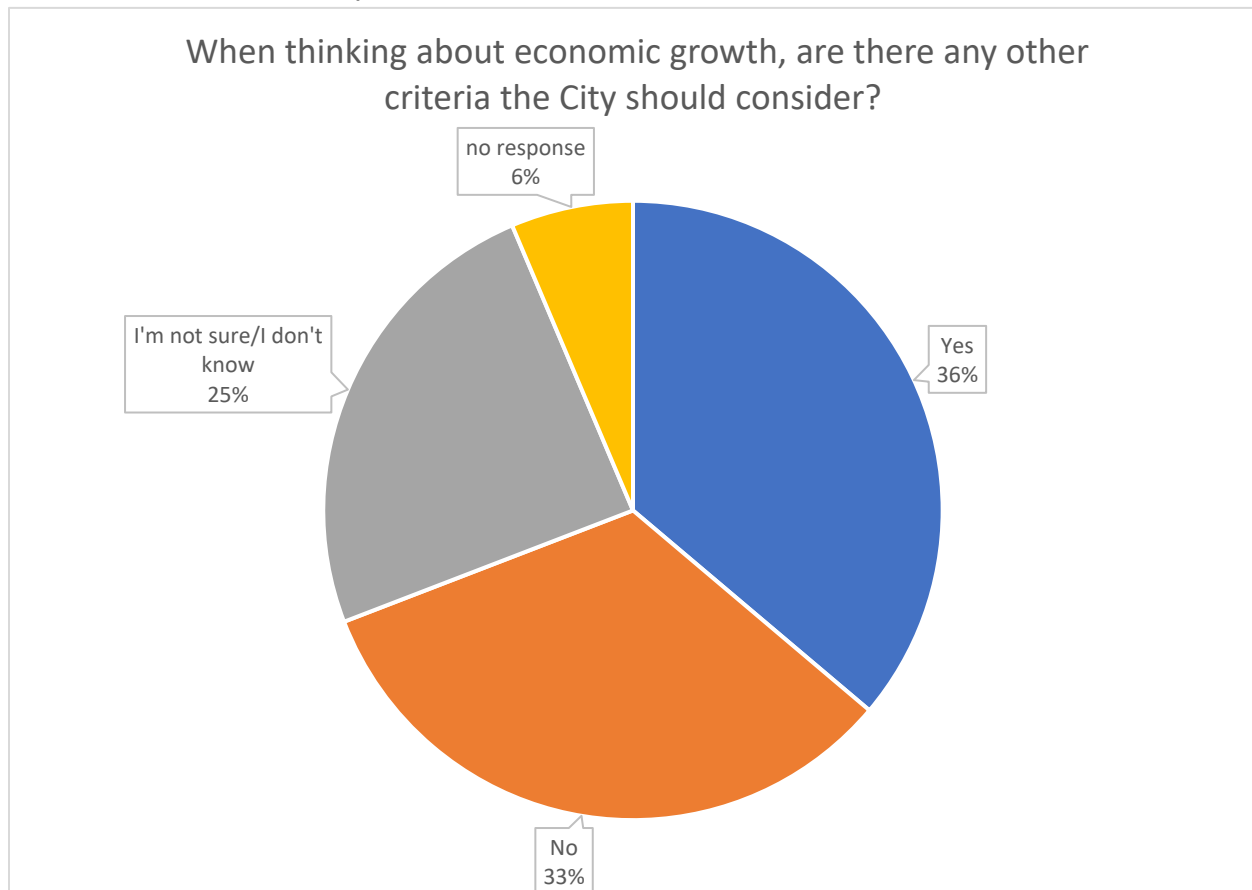


Figure 4: Participant responses to “When thinking about economic growth, are there any other criteria the City should consider?”.

Comments to help understand participant selections above

The following list summarizes additional criteria participants suggested to be considered for the evaluation framework theme of economic growth.

- More employment opportunities located in denser, transit supportive areas such as nodes and corridors.
- Include “mom and pop” type shops, promote and support small local businesses development.
- Allow more mixed commercial and residential areas and provide sufficient community workspace for artists.
- Consider the possible long-lasting impact of the pandemic and how that can shift the way businesses and people work.
- Recognize the flexibility and transitional nature of employment; non-employment uses can also be key drivers of economic growth.

- Consider not only where the workers will be living but also where business operators want to live.
- Consider expanded areas for employment growth outside of Downtown.
- Evaluate the opportunities for increasing employment on underdeveloped industrial land to support population growth.
- Provide a diversity of employment options beyond retail, such as arts and culture.
- Consider employment types that could attract younger generations to come to Guelph and stay.

Discussion – transportation, infrastructure and financing

Participants were asked, “*When thinking about transportation, infrastructure and financing, are there any other criteria the City should consider?*”, the results are as follow. Forty-three per cent answered “yes”, while 29 per cent said “no” and 24 per cent indicated that they “*not sure/do not know*” (Figure 5). Participants that answered “yes” were asked to provide further comments on what other criteria they think should be considered.

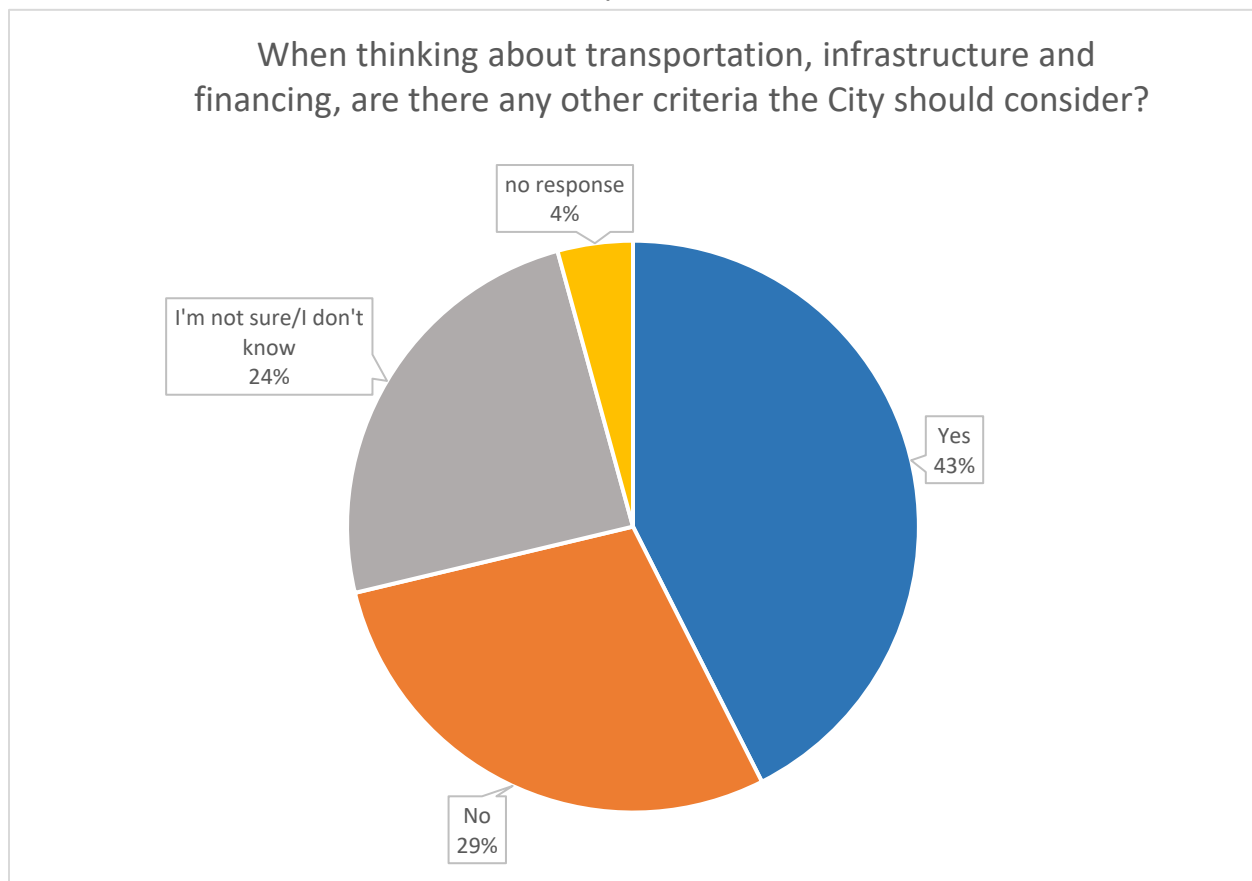


Figure 5: Participant responses to "When thinking about transportation, infrastructure and financing, are there any other criteria the City should consider?".

Comments to help understand participant selections above

The following list summarizes additional criteria participants suggested to be considered for the evaluation framework theme of transportation, infrastructure and financing.

- Focus on enhancing walkability and provide safe biking infrastructure to reduce the dependency on driving automobiles.
- Ability of the public transit system to support growth.

- Incorporate sustainable and climate resilient infrastructure that helps reduce carbon emissions and mitigate climate change impacts.
- Explore and use alternative sources of energy for new developments.
- Preserve and enhance greenspace and the natural environment.

Discussion – cultural and natural heritage

Participants were asked, “*When thinking about cultural/natural heritage, are there any other criteria the City should consider?*”, the results are as follow. Thirty-one per cent answered “yes”, while 43 per cent said “no” and 21 per cent indicated that they are “not sure/do not know” (Figure 6). Participants that answered “yes” were asked to provide further comments on what other criteria they think should be considered.

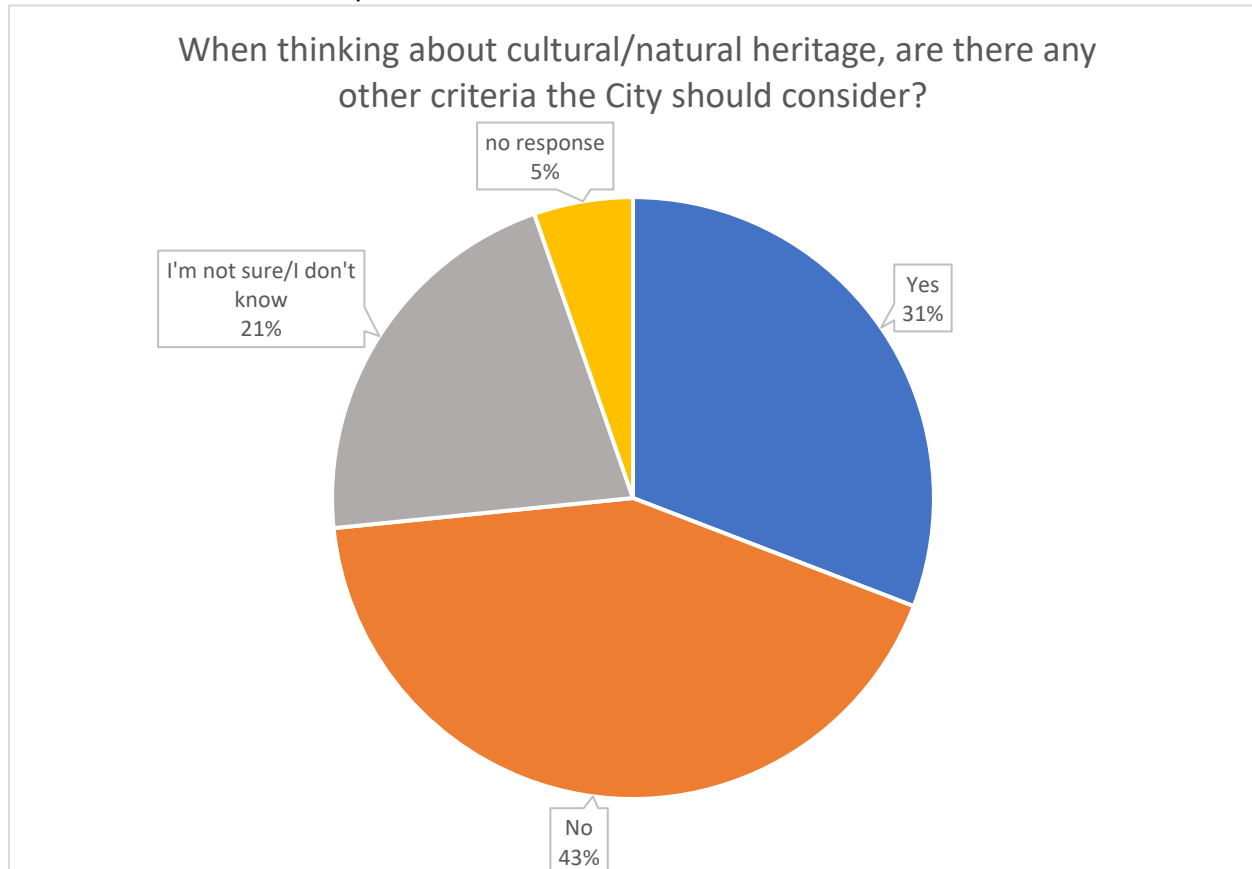


Figure 6: Participant responses to “*When thinking about cultural/natural heritage, are there any other criteria the City should consider?*”.

Comments to help understand participant selections above

The following list summarizes additional criteria participants suggested to be for the evaluation framework theme of cultural/natural heritage.

- Protect, preserve and enhance greenspaces.
- Acknowledge that cultural heritage is more than just heritage buildings, but about the people and the culture they build.
- Increase focus on protecting water sources and preventing water pollution.
- Create an inclusive cultural landscape in the City.
- Consider views and vistas.
- Ensure that natural heritage areas are connected and prevent fragmentation of these areas by future development.

- Assess the negative impact and risk of invasive species, urban development, human activities and other kinds of disturbance.
- Consider light and noise pollution in the face of increasing urbanization.
- Protect natural habitat and urban biodiversity from development impacts.
- Ensure that natural and cultural heritage preservation does not come at the expense of affordability and viability of needed development.
- Prioritize equity for diverse communities.

Discussion – public health and safety

Participants were asked, “When thinking about public health and safety, are there any other criteria the City should consider?”, the results are as follow. Thirty-two per cent answered “yes”, while 38 per cent said “no” and 21 per cent indicated that they are “not sure/do not know” (Figure 7). Participants that answered “yes” were asked to provide further comments on what other criteria they think should be considered.

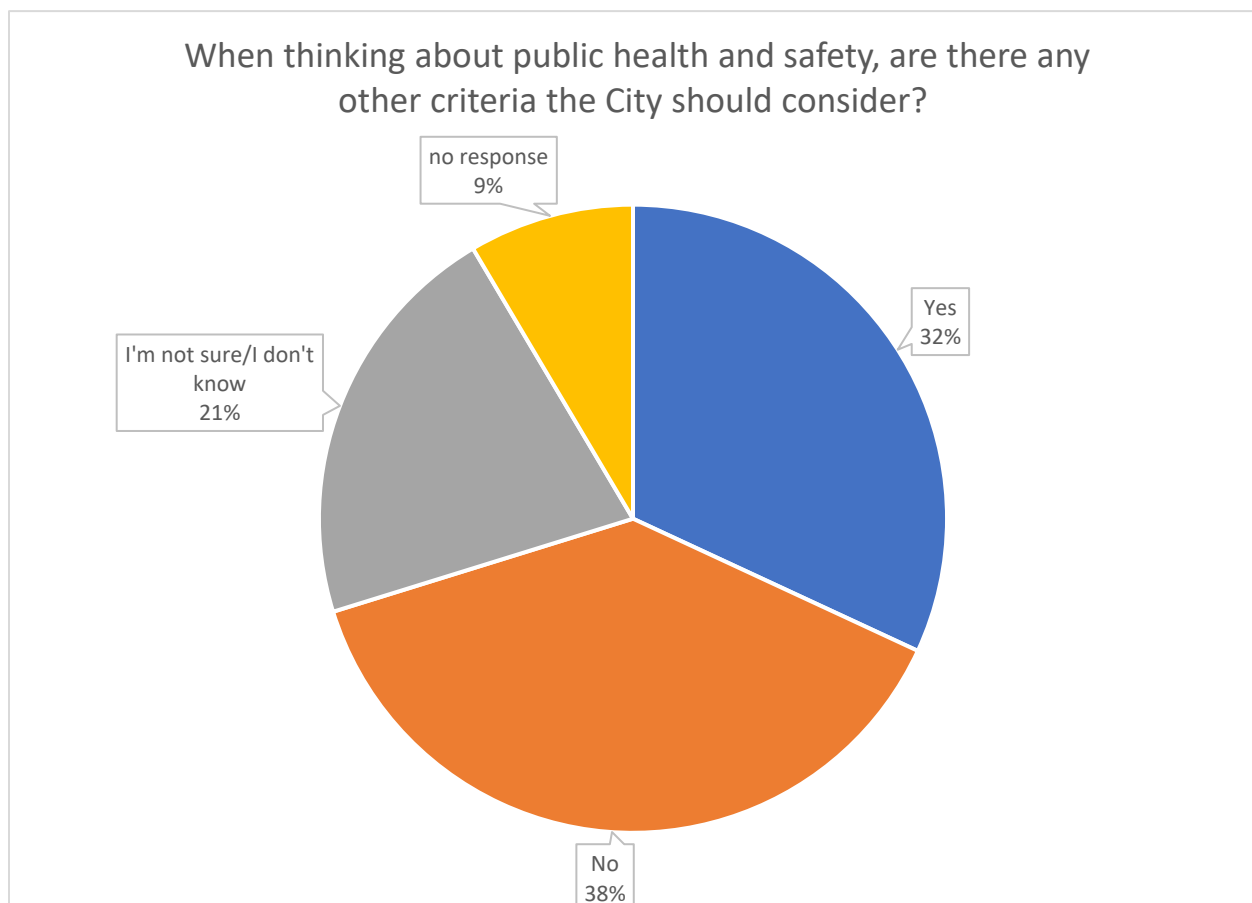


Figure 7: Participant responses to “When thinking about public health and safety, are there any other criteria the City should consider?”.

Comments to help understand participant selections above

The following list summarizes additional criteria participants suggested to be considered for the evaluation framework theme of public health and safety.

- Build more resiliency towards climate change impacts.
- Ensure a balance between urbanization and the protection of greenspace to achieve a better quality of life and preserve the environment for future generations.

- Build more walkable and healthy communities where people can walk or take public transit to work, school, exercise, play and shop.
- Consider greenspace as essential for public health, especially naturally occurring greenspace.
- Be prepared and plan for possible future pandemics.
- Ensure that there will be sufficient hospitals and health care facilities as the City grows.
- Have enough social services and mental health professionals to assist with substance and addiction issues.
- Enhance the sense of safety on streets and public space for everyone.

Discussion – additional comments on the evaluation framework

Participants were asked to provide any further comments on the proposed evaluation framework. The following list summarizes the other points participants wish to be considered for the evaluation framework.

- Align all growth targets with the reduction of greenhouse gases.
- Take into consideration the livelihood of the next seven generations when planning for the City. Incorporate the principles of sustainability into decision-making and policy-making processes.
- Ensure open and meaningful community engagement throughout the growth planning process.
- Be mindful and considerate of the most vulnerable populations in the City both in present days and into the future.
- Recognize the challenges and impacts of growth.
- Ensure affordability as the basis of all evaluation frameworks and scenarios.
- Provide other housing options that support families to live in Guelph healthily and happily apart from single detached dwellings.
- The people of Guelph should be the central focus of the evaluation framework and considered by every criterion.

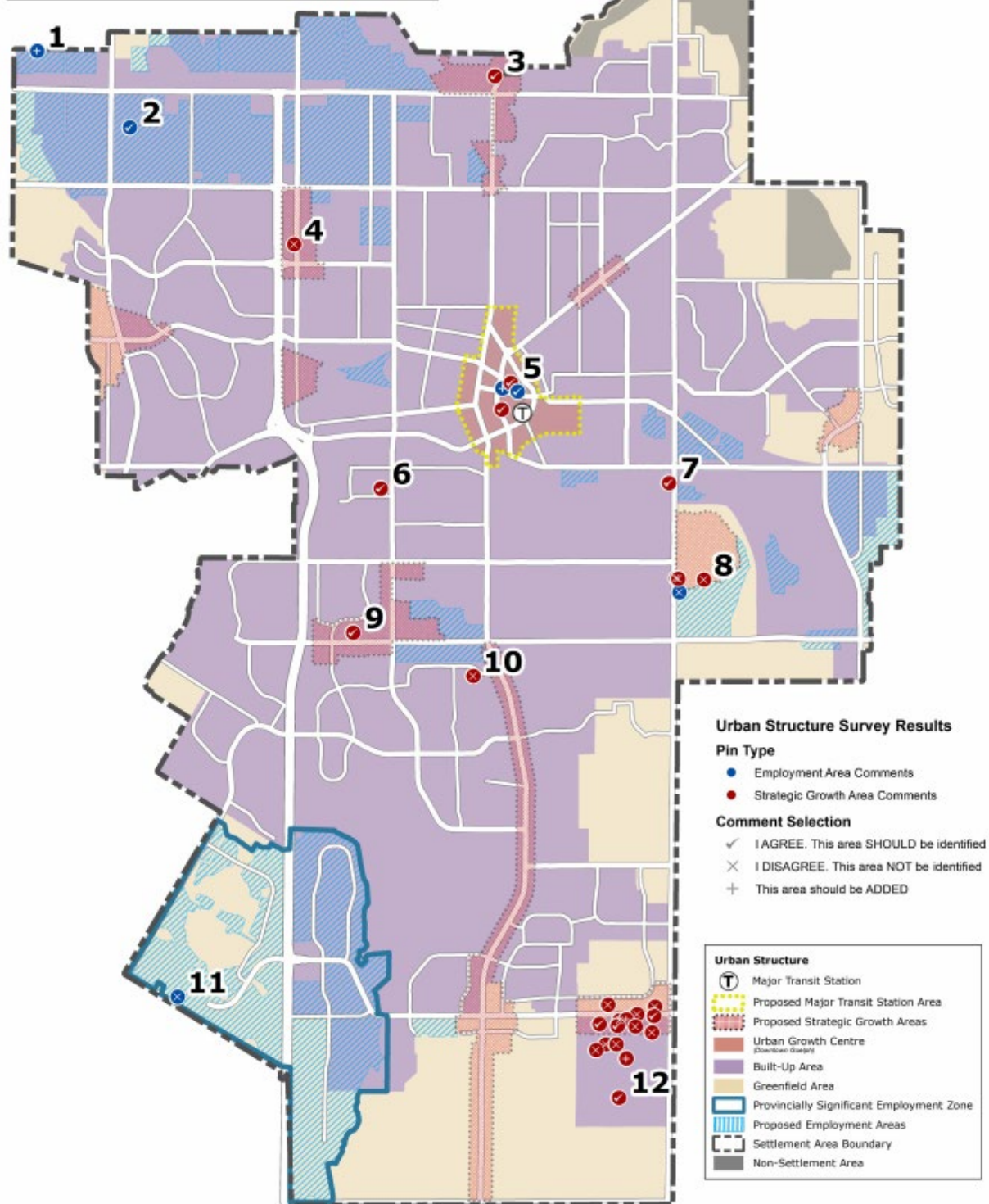
Proposed urban structure mapping survey results

Participants on Have Your Say were asked to provide feedback on the proposed urban structure. Specifically, they were asked to identify locations of interest on a City map for the proposed Strategic Growth Areas and Employment Areas, placing markers on the map based on the following options:

- I disagree with this location as a Strategic Growth Area/Employment Area
- I agree with this location as a Strategic Growth Area/Employment Area
- This location should be added as a Strategic Growth Area/Employment Area

In total, 12 location clusters were identified with 33 place markers (Figure 8). Participants were asked to specify reasons for each of the markers they placed. The following provides a summary of comments for the place markers under each location cluster.

Proposed Urban Structure Survey Results



May 2021

Figure 8: Place markers added by participants on a City map for the proposed Strategic Growth Areas and Employment Areas.

Cluster ID #1 and #2 – Proposed Northwest Employment Area

Two place markers were identified in these two cluster areas.

These place markers indicate an area south of the new Highway 7 to be added as an Employment Area. Participants commented that the area is a prime agricultural land with major employment opportunities serviced by the City but separated by the new highway. They believe the area should be included within the City boundary and considered as part of the City's serviced manufacturing base.

Cluster ID #3 – Proposed Woodlawn and Woolwich Strategic Growth Area

One place marker was identified in this cluster area. The place marker indicates an area around Woodlawn Road. The participant agreed that this area should be identified as a Strategic Growth Area.

Cluster ID #4 – Proposed Silvercreek Strategic Growth Area

One place marker was identified in this cluster area. The place marker indicates an area around Silvercreek Parkway. The participant disagreed with this location choice and believed it should not be identified as a Strategic Growth Area. They commented that this part of Guelph already has many apartment buildings.

Cluster ID #5 – Proposed Downtown Strategic Growth Area/Urban Growth Centre/Major Transit Station Area

Five place markers were identified in this cluster area. These place markers indicate Guelph's Downtown core. Three place markers agreed that this area should be identified and added as a Strategic Growth Area, while two place markers agreed it should be identified as an Employment Area.

Participants are overall supportive of this area being identified for Strategic Growth and Employment Areas, where people can live and work within the neighbourhood. Some participants suggested that this area be developed into a mixed-use area with retail on the ground floor, offices on the lower levels and apartments above. It is also beneficial to have a mix of high-density housing and employment near major transit nodes. One participant also mentioned targeting Quebec Street Mall for residential intensification to maintain the viability of its businesses.

Cluster ID #6 – Edinburgh and Municipal

One place marker was identified in this cluster area. The place marker indicates an area around Municipal Street. The participant suggested that this area should be identified as a Strategic Growth Area. They believed that with a new Central Operations Centre in the east end, this prime area can be redeveloped for higher-density residential use; however, this may require relocating the Cedar Street hydro substation to a new facility near the sewage treatment plant.

Cluster ID #7 – York Road

One place marker was identified in this cluster area. The place marker indicates an area around Lawrence Avenue. The participant suggested that this area should be identified as a Strategic Growth Area. They questioned why the area around York and Victoria was removed from being identified as an intensification corridor.

Cluster ID #8 – Proposed Guelph Innovation District Strategic Growth Area

Four place markers were identified in this cluster area. The place markers indicate an area along Victoria Road South in the Guelph Innovation District (GID). Three place markers

disagreed that this area should be identified as a Strategic Growth Area, with one place marker disagreed with it being identified as an Employment Area.

Participants noted concerns about the area being part of the former Ontario Reformatory Lands. They believed that the area should be preserved as a Cultural Heritage Landscape or Heritage Conservation District that is opened for public access as a recreation area.

Cluster ID #9 – Proposed Stone Road Strategic Growth Area

One place marker was identified in this cluster area. The place marker indicates an area around Stone Road Mall. The participant agreed that this area should be recognized as a Strategic Growth Area. They suggested that if residential intensification happens in the Willow West Mall parking lot, it should also occur along Stone Road Mall.

Cluster ID #10 – Proposed Gordon Street Strategic Growth Area

One place marker was identified in this cluster area. The place marker indicates an area around Harrow Court. The participant disagreed with this location choice and believed it should not be identified as a Strategic Growth Area. They commented that the plan creates a further separation of Downtown and the South End of the City. The participant does not think that the nodes and corridors approach is not an effective method of intensifying a City like Guelph. They suggested the Central Place Theory would be more suitable.

Cluster ID #11 – Proposed Hanlon Creek Business Park Employment Area

One place marker was identified in this cluster area. The place marker indicates an area around Forestell Road. The participant disagreed with this location choice and believed it should not be identified as a Strategic Growth Area. They commented that 341 Forestell Road is a designated heritage property, and there should be a buffer between it and the employment lands.

Cluster ID #12 – Proposed Clair Road/Rolling Hills Strategic Growth Area

Fifteen place markers were identified in this cluster area. The place markers indicate an area in the Rolling Hills neighbourhood along Clair Road. Six place markers agreed that this area should be identified and added as a Strategic Growth Area. In comparison, nine place markers disagreed with it being identified as a Strategic Growth Area.

Participants that agreed with the area being identified for Strategic Growth think that the neighbourhood should be redesigned for urbanization. The area is close to commercial retail, schools and other community amenities, making it suitable for mixed-use medium-density residential development. Some also shared that Clair Road East corridor has already evolved from a collector road to a busy arterial road; therefore, it is reasonable to urbanize the remaining Urban Reserve Land along the south side of Clair Road.

Participants who disagreed with the area being identified for Strategic Growth believe that the neighbourhood should be preserved as it is now. Many are concerned that urbanizing this area would negatively impact its valuable natural heritage and disrupt the established neighbourhood character. Participants commented that the existing Rolling Hills community likes the area as it is and does not wish for it to be redeveloped. Some also thought that the City should not have identified Rolling Hills for intensification, as if the area is a piece of vacant farmland.

Annex

Growth scenario 1

What do you think works well in scenario 1?

Higher density, downtown, along bus routes, and supportive green infrastructure support overall green energy and direction of the city. Preference for higher density in existing areas in places that would accommodate it vs. lower density spread throughout that would mean greater traffic.

More diverse housing options

High rise living is the way of the future = less sprawl. Better for transit. Walkable communities. Work, shop, recreation all within walking distance (depending on zoning)

Part of the beauty of Guelph is its greenspace and the open areas. We also need more affordable housing.

Accommodates growth.

Focusing on high density growth in strategic growth areas, along specific arterial roads (corridors) and at the intersections of some major roads (nodes). As a city, there should be a focus on preventing urban sprawl and focusing on building up density around existing infrastructure will allow for neighbourhood character to remain and for Guelph to grow into an economic hub.

Placing more housing at nodes and corridors has the potential to strengthen our transit system. A better mix of housing types provides more affordable options for housing. Building more apartments, particularly at nodes, has the potential to make more walkable neighbourhoods with amenities close by.

Economic benefits of having more residents.

Increasing density will make communities more people-friendly and less car-friendly. This is good.

Those dependent on transit like to be on arterial routes, so definitely a benefit provided this housing is made affordable.

I have no affiliation with any of these proposals certainly do not want high rise, whether it be 9 or 18 stories.

More homes equal cheaper homes, hopefully.

New higher density development should be directed to the greenfield areas of the city. The infrastructure (roads, water/sewer systems, parks, available schools, etc.) in the older parts of the City cannot support significant new development without undermining the quality of life aspects within the City.

Building on undeveloped lands.

Focus on increasing density. This allows the development of better transit.

Why can't we build single-family homes. I do not agree with an agenda 2030. No.

Increased apartment growth .

I don't want too many condo and apartment buildings built in Guelph.

Adding density.

Spreading out the growth.

Apartments are good for affordability.

Directing growth to built-up areas is the correct approach. City's should build off the existing planned structure to identify additional nodes and corridors where moderate

What do you think works well in scenario 1?

infilling should be encouraged, such as College Ave, Edinburgh, Paisley, Waterloo, and Stevenson.

I like the increased density and the focus on strategic growth areas. It will drive improvements in public transit, improve usage of public and greenspaces and encourage broader growth across the city.

The need for mixed-use high density is important, and I support.

The addition of more apartments and townhomes and a reduction in low-density housing.

Meets the Places to Grow mandate.

Emphasis on higher density development generally.

I don't support adding more mid to high-rise residential units in the downtown core.

Medium to high density along main corridors for easy transportation and less car use.

I support scenario 1, but being mindful of sufficient greenspace (including community gardens). I see not just housing but individual communities with lower level retail space like hairdressers, small grocers, coffee shops etc. I see buildings no more than six stories with roof gardens. I see an end to new subdivisions filled with single-family residences. I see affordable units intermixed with others and a significantly higher number of rental units than currently available. In existing high residential areas, I would like to gradually see parking areas converted to greenspace as cars become less necessary.

Increasing population density has lower environmental impact space-wise, more efficient use of space.

You will have a better chance of hitting your density requirements.

Focusing on density will help increase ridership on transit and allow for less cars.

Why would you include Rolling Hills? Established community for over 30 years, with heavy covenants that need to be adhered to.

A more even mix of densities across differing areas like corridors, nodes, downtown.

Like the mix in density and 50% built up in existing areas.

It allows the Rolling Hills neighbourhood to remain as a unique and attractive option for future homeowners in Guelph.

Maintains existing policy on density as can be expected.

Distributed high-density housing options increase more affordable housing options and can incentivize the creation of more efficient and accessible public transit.

Increasing medium density to high-density areas.

Existing built-up areas are not disturbed, causing less environmental impact of redevelopment.

Meets targets, diverse housing stock, hopefully, allows Rolling Hills subdivision to become low density maintaining conformity with OP and diverse housing mix.

I agree with concentrating as much growth as possible in the existing built-up area, utilizing brownfield sites and the OR lands to increase population and employment density. Focusing on mixed-use development will be key to positioning Guelph for the future, where people can live, work, and shop in the same neighborhood. We need to get away from traditional "block planning" focused on vehicle travel, and shift to public transportation, active transportation and more equity in mobility options.

I think that all options need to be reviewed and each growth example should be supported. For example, there needs to be a base, say scenario 1 and if there is enough support to increase the growth to scenario 2 or 3 then I would move my support to even development options.

What do you think works well in scenario 1?

The creation of more high-density units will add a great variety of housing choices that Guelph is currently lacking.

High density growth.

Medium density splits are maintained

Meets intensification goals.

Meets targets

Meets target

That the housing stock will be apartments and town houses rather than sprawl of single-family houses.

It meets targets while allowing the existing community of Rolling Hills to remain as it currently is.

There is not nearly enough detail to support this plan.

For example, does it re-designate Rolling Hills for anything other than estate lots? If so, then this is not a viable plan.

Best course of action. Best of the 3.

Adding townhouses and apartments to existing stock to established low-density neighbourhoods

I like the focus on higher density, assuming that it is executed in appropriate locations. I think the end goal of decreasing the overall percentage of low-density housing in Guelph makes sense and will help to reduce sprawl.

appears to allow Rolling Hills to maintain its identity

I agree that more intensification needs to occur in existing developed areas.

More diverse housing stock that offers better choices. Prefer the 55% building in developed areas of Scenario 3 with this housing mix.

I think Guelph needs more high density housing in areas easily accessible by public transport and cars.

Building along major roads.

I think it is important to diversify the housing stock in Guelph. With the soaring cost of housing, offering more high-density housing makes better use of the land that has already been developed and ensures lower-cost housing options remain available, as well as ensuring more walkable neighborhoods. More high density housing also provides an opportunity for more mixed-use zoning.

The focus on building apartments is great. This is the type of housing Guelph will need to achieve our climate goals by promoting more walkable neighbourhoods and improving the viability and quality of transit.

The high density in already developed areas to avoid urban sprawl hopefully means using existing sites and currently unused brownfield sites before taking up more greenfield

Scenario 1 aligns with what is currently in the Official Plan and allows for buildup within Guelph to achieve the intensification goal while protecting the well established neighbourhood of rolling hills and honoring the restrictive covenants which were a primary consideration for myself and other homeowners in choosing Guelph as a location to live vs other location choices.

Increasing density in already developed areas will make existing infrastructure more efficient and cost-effective.

High rise apartments and all the intensification happens there. It does not affect Serena Lane or Carla.

I think it is good to create high density in the core and surrounds. Don't see much difference between one and two frankly.

What do you think works well in scenario 1?

Generally, I am not in favour of this option.

Having a 50/50 split of new builds in the built-up area/designated greenfield area is good.

Higher density with a focus on increasing housing supply.

Intensification more limited to high-density apartment buildings. So more concentrated rather than spread throughout the city. If done well, apartments are lower cost, provide amenities/convenience, and can have a sense of community. If there are multiple intensification corridors and nodes, then that would be better. Otherwise everything will be concentrated along Gordon.

Sticking to the OP height maximums.

What challenges do you see with scenario 1?

Challenges include:

- This scenario provides the least proportion of low and medium density households.
- Constraining the supply of low and medium density households serves to further erode affordability of detached and ground-oriented housing types and fuel the housing market price escalations. If we want to collectively provide affordability and choice within the housing market a balanced supply of all housing types needs to be planned for; this scenario does not provide that balance.

It doesn't go far enough and there is little change in creating more green (undeveloped) land. Lose small town feel/look. High rises quickly become ghettos if not maintained. Are these condos or apartments? Who is responsible pricing/maintenance? Landlords?

Developers? owners/tenants?

Many apartment buildings ruin the quaint character of Guelph

Demand for SFD's will be much higher than availability

I would prefer much less than 50% of new builds be done on "greenfield" lands.

Population too dense and loss of city charm

This scenario will continue to perpetuate and exacerbate inequity in housing policy. As much of the land continues to be low density detached, these neighbourhoods will only get more expensive, pricing many out of them. In turn, much of the housing proposed along corridors will be by arterial roads that subject those living there to higher levels of pollution and noise. This could be mitigated by better transportation policy moving to more walking/cycling/transit, but considering the timid and lackluster modal share targets proposed by the city, this seems incredibly unlikely.

Fitting more people into a smaller space is not always beneficial. Guelph has a beautiful mix of urban and rural spaces, but large looming apartments will quickly upset that balance.

The housing being affordable - housing is already outrageously expensive and if there is insufficient future affordable housing it will only put more strain on other community services and cause other issues.

We are not a community suited to high rise developments. The awful creations done so far show how little design flair has been shown.

People like detached homes

Thank you for this opportunity to contribute to the planning ideas for Guelph's future. I am concerned with implementing initiatives that will harm both the environment and personal health. Aiming to intentionally increase the population is highly irresponsible. Our planet is adversely affected by the current population in terms of recovering from the

What challenges do you see with scenario 1?

waste and pollution we generate (electronic, plastics, industrial & personal waste, etc.) and our ability to feed the whole population is proving challenging and will only get worse with an increased population and the negative impacts of climate change on agriculture. Furthermore, what we have learned from the current pandemic is that Guelph does not have enough greenspaces to support the physical and mental health of its citizens. The current greenspaces (e.g, Royal Recreational Trail, Starky's Hill) are over capacity for appropriate social distancing on most days. The situation will only get worse in the next pandemic with an increased population. Spaces such as the 70 acres on the corner of Stone and Victoria, that the city plans to sell to develop, should be zoned as essential conservation areas that are needed to absorb carbon dioxide and generate oxygen, and provide space for individuals and families to maintain their physical and mental health. There are also buildings within Guelph that are vacant and can be renovated and repurposed (e.g., vacant building across from the Evergreen Senior Centre on Woolwich) instead of eroding existing greenspaces. There has been some development in line with this idea in the east part of Guelph (north of York Rd).

I understand that one main argument for increasing the population has been to have a tax base to support important programs that support health and social care. However, this strategy of continually increasing the population to pay for programs is not sustainable given the pressures humans place on our planet. Long-term planning and devising strategies to pay for programs without increasing the population are needed. Regarding the scenarios, there should be a focus on increased density in the already build areas and preserving as much greenspace and protecting as much of the watershed as possible.

Backlash from the development industry that wants to build low density singles that they are accustomed to building on the fringes of the City. New development interests for higher density forms will need to come into the local development sector to permit higher density development to happen.

Building on currently developed lands and disturbing current landowners.

Social acceptance of higher density.

Stacking people on top of each other without the services to serve the population is a recipe for disaster. Our healthcare has not grown with our population and now we're locked in our homes because the ICU might be overwhelmed, and now we're talking about bringing in more people without any plan that addresses services needed to grow our population?

Too much usage of greenfield area

Many areas with too dense of population

Bipolar quality, with high-rises interspersed with single-family homes.

Perhaps too much growth directed to greenfield/vacant land

Density targets for greenfield lands seem low. Infill targets should be increased. Max building height of 18 storeys seems low. City should require certain % of new residential units in greenfield areas to be non-single/semi. New greenfield development should be primarily townhouse or mid-rise in nature.

We have so many apartments already and it's really changing the feel of the city. The south end, for example, doesn't even feel like Guelph.

NIMBY-ism in the older parts of the city; there are always parking issues no matter where growth occurs

Affordable housing needs to be a part of the plan.

What challenges do you see with scenario 1?

Too many high rises springing up interfering with existing communities. High density four-storey buildings would be a better alternative.

I don't see any challenges.

need public transit to accommodate people in apartments without cars, make sure there are plenty of parks and greenspace within walking distance of high density buildings

You are going to take all of Guelph's charm away by increasing density to such a huge amount. Leave RH (Rolling Hills) out of this plan. There is no space for development as it is all owned land with houses on it.

Too many high rise buildings setting off the beautiful skyline of Guelph and what we as a community strive to achieve is an appreciation of our skyline, environment and beauty.

Assumes that the Rolling Hills area will be developed. This is already an established neighbourhood and should not be considered a target for redevelopment in order to meet your obligations of the places to grow act. Without all property owners agreeing to redevelop (which the majority currently do not) you will not be able to meet your established growth targets.

Unnecessary squandering of green field areas, which may be required in the more distant future - beyond 2051 - for higher density development.

There is and will continue to be a strong demand for ground-orientated housing product. Future homeowners want to be able to have direct access to their homes from either a private or public walkway. Adding for mid to high rise buildings may achieve your provincial unit count but lacks interest with future homeowners. Products like stacked townhomes achieve most density requirements and provide future homeowners highly desirable unit types. The City of Guelph needs to work with developers/builders on zoning standards allowing for reduced parking, setback and landscape areas.

Scenario one concerns me because it means we will not be building what the consumer wants. We will force them to buy what is available and not what they want. How much high-density housing do you really think Guelph can realistically build? If we can not find a way to increase the number of single family dwellings then Guelph will become a commuter town, where only the rich will be able to afford to live here. How are we going to sustain employment if the people who work here cannot afford to live here?

Not having a frequent transit system in place first will put pressure to create unneeded parking spaces and add to congestion.

The goals are defined by simple mathematics but no consideration for existing landscape and homes and families.

it is hard to discern how greenfield single-use zoning housing development will be walkable for basic amenity and parks and food

Getting enough low density built

Certain neighbours are keen to develop and in their haste are quick to misrepresent the wish of the majority of homeowners in Rolling Hills. The wishes of this minority, although vocal and persistent, should not be valued above those of the majority who wish to remain.

Accommodating for more concentrated vehicle traffic, protecting the integrity of neighbouring natural areas and creating more public areas for recreation.

The area for Rolling Hills includes significant natural heritage areas and tree cover. This is part of the ground water run-off for three different moraines that contribute to Guelph's ground water quality and supply.

My family and I moved from Toronto into the Rolling Hills area specifically to get away from the density living for the natural habitat, wide open spaces, ecology, tranquility and

What challenges do you see with scenario 1?

it is unfair to remove an established living option where many families have been living since the 1980s.

None as there are many places not developed that can be used to attain the required goals

Increased high density in BUA's

I oppose low-density growth in the Clair-Maltby Sec Plan area

You will have resistance at every level from parties that think that the world does not turn and should stay as is. I agree that we have to be responsible with the environment, but development does have to occur. To design an overall plan for the entire area rather than piece meal development is likely a much better approach to satisfy all parties.

I feel that it will contribute to keeping the price for detached homes very high, as that housing stock will grow even more in demand when the next largest supply of housing is high-density apartments. It will contribute, I feel, to an increased divide between higher and lower income people. I think it could also lead to overcrowding in high density units, as some families with children will be unable to obtain larger, lower density housing. However, perhaps this could be ameliorated if more of the apartments were required to be large, family-focused units (e.g., 3 bedroom units that families can live in) instead of tiny Toronto-style condos.

More focus is needed downtown

Too many high rise units, we don't have the infrastructure to support it. despite what traffic studies say, Gordon St is a nightmare during rush hour (especially when there are accidents) and there is no way to widen that road to accommodate more cars

Too many high-rises, too little greenspace.

Increased density

Nothing major

Higher intensity should be planned for undeveloped land. It makes no sense destroying existing neighbours when there is un-built land available to meet the growth.

I do not agree with dense housing development in Clair-Maltby as the landscape in that area contributes greatly to our water quality and quantity. It is also prime farmland and where will we get our food if the farms are paved over. The Ontario Reformatory lands are a Cultural Heritage Landscape and no development should be allowed on the designated land.

We could maybe use less than 50% of pop on vacant land, and make sure to set aside a lot of greenspace in these areas.

Determining appropriate locations for med-high density housing and pushback from neighbours.

Too much high density development

There is still too much low-density housing in scenario 1. Growth needs to be targeted at underutilized areas such as Downtown Guelph. The amount of apartments is also too low, there needs to be more options for people who cannot afford homeownership.

Finding the land. Pushback from people about aesthetic over functionality.

Like other major cities, the increase of high density brings many challenges. A surge in traffic, pollution and strain on schools. Guelph is a city with a small town feel. Why ruin this with apartments?

What challenges do you see with scenario 1?

An issue I had with every proposed scenario was that there was no mention made of any social or supported housing. As I said above, real estate prices and rents are skyrocketing and pricing out younger and lower-income people. This needs to be taken into account in the planning process. Further steps should also be taken to ensure that building up in existing residential areas does not gentrify and exclude the neighborhoods and communities in which they are being built. There also needs to be provisions made ensuring access to greenspace.

Will these new apartments be burdened by excessive parking minimums? Parking minimums increase the cost of housing and encourage car-dependency. I would also prefer to see more medium-density rather than low-density built. Additionally, an increase to the amount of development areas already built-up to preserve greenspace and reduce sprawl.

There are no decisions about Clair-Maltby to date - Council has not made a decision and it is extremely contentious and yet it is included in the plan to 2051- however the Dolime quarry site has not been included, because it is again contentious and the City is negotiating. There are other sites too, but Dolime is an example.

The challenges I see with Scenario 1 are ensuring build-outs are centralized (e.g. within the downtown corridor) to support flexible modes of transportation (biking, walking)

I would like to see more growth in the built-up area

I would like to see more growth in the built-up area.

Nothing

Converting existing single family residential property to higher density

Providing housing to meet market demand is important. Low density development is greatly reduced from the existing scenario this while this type of housing supply is very desirable. How can this option provide for the housing choices people desire? This option provides for too much high density development during the planning period.

Public outcry against density required where there are predominately single family dwellings as has already been evidenced with the intensification projects in the Gordon/Edinburgh/Arnell area.

Population densities in the designated greenfield areas not supporting efficient public transportation thereby creating more car-dependent communities, not the 15 minute walkable neighbourhoods Guelphites want.

Political will and poor administrative oversight by City.

Traffic is already getting to be an issue along Gordon, which will continue to be an intensification corridor. These high density buildings will require a lot of parking. Can they build underground parking or parking structures instead of surface lots? And it does change the aesthetic "character" of the city.

Disproportionate amount of high density - 60%.

We'll be using up most/all the undeveloped/vacant greenfield areas for housing, so Scenario 1 might be a bit short-sighted: after 2051, we might have to go through this process again! Better to gradually build and improve infrastructure so that more than 50% of new builds are within built-up areas. Also, if we use up the vacant greenfield areas for housing, we lose valuable greenspace forever. Better to leave as much of the natural world untouched as possible.

BUT, Guelph needs to be careful with regard to corridors and nodes: Gordon Street between Stone and Arnell is a nightmare.

FINALLY, we shouldn't rely so heavily on Clair-Maltby given that it's still a work in progress.

Growth scenario 2

What do you think works well in scenario 2?

This scenario helps plan for a more diverse housing stock that offers more housing choice by better balancing the proportions of low/medium/high density housing forms and accessory apartment units.

More medium density housing choices

Still meets our targets.

Housing that is both adorable and keeps to the character of Guelph, while not ignoring

Better use of land

By placing more medium density housing within existing built up areas outside of the nodes and corridors, this policy has the potential to reverse inequity in housing policy by allowing a wider range of housing types in all neighbourhoods.

A variety of architectural styles and accommodations provides multiple options for potential residents to find what they enjoy while also enhancing the beauty of the local area.

The idea of more apartments specifically being affordable is my main concern. Low income individuals and those on rent subsidy programs often prefer to be in an apartment building rather than townhouse or secondary suite. So long as the medium density units support the needs of people experiencing homelessness or at risk that is the most important piece.

It comes closer to the more traditional look that the city deserves

Townhouses are more affordable than detached

Support for medium density housing spread throughout all areas of the older built-up area of the City. High density developments can be located in new greenfield areas of the City.

Single family homes for a population we can handle and nothing less is needed. This is not enough.

Increased apartment growth

Focus on medium-density.

Similar to G1

In theory this could support a more evenly distribution of density throughout the community, compared to scenario one.

The difference between Scenarios 1 and 2 seem too nuanced for me to really give a good answer to this question.

High density, mixed-use needs to be a priority in new lands and not already existing used land

Again, density along corridors and nodes.

It is not significantly different than scenario 1.

Less efficient use of space, single houses more expensive than apartments/condos

The addition of new apartments and other high and medium density housing stock works well, especially in existing residential areas.

Less high rise buildings.

Meets your growth targets.

What do you think works well in scenario 2?

Faster transformation of the existing, which is low density, to higher density forms of housing.

I strongly support scenario #3

You will still hit your density target but will be able to offer more single family dwellings.

The missing middle is something larger cities are struggling with and Guelph is no exception. Have a good mix of higher density units with medium ones will benefit all. Again, parking issues will reign if we don't put in place a frequent transit network first.

Rolling Hills is the problem, not sure how the planning of this community will be cut in half?

More focus on medium density and missing middle housing typologies - multiunit residential in amongst single family zoning

Like that 50% on existing

Scenarios 2 and 3 work really well for those wishing to sell out one of Guelph's most attractive neighbourhoods. These scenarios only favour a handful of owners and the interests of developers and ignore the value of RH to the City of Guelph.

Not in favour of increasing density and increasing reliance on apartment dwellings.

High density growth

Housing diversity particularly more affordable young family housing promotes sustainable growth

Meets targets, less high density, potentially more affordable housing with increased medium density

Recognizing our corridor lands is good planning.

I think it's good to have more medium density housing growth instead of focusing on high density growth. Families will have more space, and it seems to me there may be less over crowding.

Maintains a more balanced approach to housing, especially on the low/medium density side which is what attracts people to smaller Towns/Cities for that community feel that you don't get in an apartment

Again it meets the goals on intensification.

Meets targets

Less high density

It meets targets

It does not solve the problems identified for Scenario 1.

I agree if you are going to intensify existing subdivisions as they are wasteful sprawl. I do not agree if you are building apartments and townhouses in the old downtown.

More townhouses and more apartments will be built in existing developed areas adding to Guelph's existing housing stock which is mainly low density housing, like single detached and semi-detached households Adding more apartments and townhouses helps Guelph plan for a more diverse housing stock that offers more housing choice.

More medium density over low density construction makes sense.

Less high density

I agree that medium-density housing should be increased.

Prefer Scenario 1

What do you think works well in scenario 2?

Townhouses and medium density builds are important and more desirable to working class families than apartments.

Less high density than scenario 1 and more town homes.

This scenario promotes more diverse housing options which will diversify the affordability of the Guelph housing market. Medium density housing also provides opportunity for mixed-use zoning.

Building more medium density housing will be important for making Guelph an attractive and affordable city for people of all incomes. Additionally, medium density housing will have a much lower environmental impact compared to single family homes.

Its barely different from scenario 1, so the same answers apply

Scenario 2 supports developers and contractors with new greenspace for ease of buildout

Prefer this to alternative 1 but don't really see any significant difference between the two

This option is similar to Option 1 which I did not support.

50/50 split of new builds in built-up area/designated greenfield area works well.

Mediocre response that doesn't address housing needs.

This is similar to scenario 1 and adds just slightly more medium density. It's not as big of a difference as I originally thought. I think more medium density can help spread intensification out, so the city won't feel as dominated by new higher rises.

Reduces the high rises.

Like it or not, many people (especially families) want their own house with their own (postage-stamp size) backyard. More townhomes than apartments will appease this demographic.

What challenges do you see in scenario 2?

Challenges include:

- Better balance could still be proposed by the City to plan for an even more diverse housing stock. Planning policy is directly influencing and impacting affordability of homes in our community by constraining the supply of ground-oriented homes. More variety in the housing stock = better balance of affordability

Prefer higher density apartments in specific areas as means of growth and supporting green energy building practices, transit increases, and options for walking/cycling to work and for living.

Not enough low density housing stock

Row housing called town housing is the worst of both worlds. You lose greenspace and you still have sprawl. Density hasn't been driven high enough but your town got uglier anyway. Instead of putting people on top of each other you are putting them beside each other and using up more land/space.

Too much development in greenspaces

Reducing high density units will reduce Guelph's ability to grow without a significant increase in public transit costs and redevelopment of neighbourhoods

I can only assume additional housing will be site specific in built up areas. This will lead to political pressure by residents to not allow housing in "their neighbourhoods". A forward looking repeal of single detached zoning and allowing more medium density options in all neighbourhoods as of right could help the densification of all neighbourhoods succeed.

The targets of only 50% new housing in established areas of the city is also too low.

What challenges do you see in scenario 2?

Coupled with political pressure I foresee most housing built in the "easy to build" areas of nodes and corridors weakening any densification of neighborhoods. Requiring more development in the built up areas could increase pressure for this housing to be built.

The surrounding area is more commercial/cosmopolitan. Recreation should be balanced alongside because consumerism shouldn't be the only option for fun. Especially with a large adolescent population - being bored around lots of bored people leads to questionable decisions.

Affordability of units and accessibility to services such as transit for those on limited budgets to get around.

that the town house design emulate some of the very poor designs done to date. Developers cannot keep doing structures on the "cheap" .Council must insist that designs must be attractive, tasteful and suiting the area they are in . Your example of Arkell rd is appalling .(That why I moved)

Apartments allow more housing

Too much greenfield area usage

Getting enough unique developments off the ground to meet targets.

Getting enough unique developments off the ground to meet targets.

similar to G1

Townhouses are nice, but the associated infrastructure costs are higher than with low-rise apartments

This is my least preferred. I question how much demand there will be for medium density. Maybe we just need better construction standards.

No services to give to new people in the city. Will we be locked in our homes forever because healthcare dollars cannot keep up with growth numbers?

This is a disaster that you're ignoring. We are currently locked in our homes. What is our crime? Using our healthcare that we pay for?

Awful leadership at every level.

This scenario would require that a greater percentage of the city would need to be considered / planned to accommodate medium density development. Infilling is already particularly difficult and generates a significant amount of community hesitancy even when along major corridors and identified nodes. This scenario would - despite its objective to provide more medium density housing - result in more pushback to redevelopment and threaten to destabilize more stable, established areas.

From an economics perspective, it is more challenging to assemble properties for mid-rise developments, particularly within downtown areas and intensification corridors than it would be for high density development.

This approach would likely stymie redevelopment and make infilling more difficult.

I think we are going to end up with way too many apartments, making buying single detached very challenging.

If we are looking at addressing housing costs in Guelph, apartments are a better tool than townhouses. Parking is always an issue.

Building in new greenfield areas leads to transportation challenges.

What challenges do you see in scenario 2?

I think we already have more than enough low and medium density areas. I think low and medium density is not as conducive to community as high density can be if handled well and doesn't provide the rental and affordable opportunities that I believe are lacking in Guelph.

New housing built on vacant lands. In a very low density city, Guelph should be prioritizing adding density where lands are already developed.

Leave RH (Rolling Hills) alone. Do not include in these scenarios.

Still not addressing the need to greenspace and loss of the community feel to Guelph.

Assumes that the Rolling Hills area will be developed. This is already an established neighbourhood and should not be considered a target for redevelopment in order to meet your obligations of the places to grow act. Without all property owners agreeing to redevelop (which the majority currently do not) you will not be able to meet your established growth targets.

Local political resistance will be higher because of more disruption of existing neighborhoods.

Parking challenges and the lack of a frequent transit network to help take cars off the road.

The area includes significant natural heritage areas and could impact different moraines.

Keeping same boundaries

Not easy to discern how the city is becoming more walkable for basic amenity/grocery and incorporating rapid transit etc

Designing functional medium density spaces and maintaining integrity of remaining natural spaces

The same as #1. We will be forcing the consumer to buy what is available and not what they want. We need to expand Guelph's boundary in order to provide affordable housing and protect the green lands within the current boundary. It's critical that the next generation of homeowners have the ability to own a home where they can raise a family and their kids can play in their own backyard. There is a direct correlation between physical activity, being outdoors and mental health. We need to build HOMES again and not just another shoe box where people can rest their heads at night. Don't let Guelph become a commuter town.

Development of RH (Rolling Hills) is prohibited by existing covenants and is part of a building scheme that precludes development. Any attempt to develop this area will be met with stiff opposition from The Families For Rolling Hills including the possibility of protracted legal wrangling.

The area does not lend itself to development without serious compromise to the natural environment and the three identified Moraines integral to the City water supply.

Building on existing land that is currently in good use and not in need of rejuvenation causes a strain on the land and the environment

Use of Rolling Hills properties on south side of Clair Rd. east for development

We need to focus on higher density growth

Uses the south side of RH (Rolling Hills) for development

There may be a higher degree of demand for single family homes than expected as not everyone wants to live in mid or high rise

I think that it will contribute to high sale prices for single detached homes.

More focus is needed downtown. The secondary plan downtown needs to be reviewed in more detail

What challenges do you see in scenario 2?

Mixing different forms of density in existing neighbourhoods can pose challenges to community culture (increase of people in quiet neighbourhoods) and could put a strain on existing infrastructure

Maintain enough greenspace/trails/parks for the large population increase.

Begins development on rolling hills

It hacks into the existing neighbourhood of Rolling Hills, upsetting the majority of the community only to develop on a sliver of land that will provide a meaningless housing tally against the overall target.

The same comments for Clair-Maltby and the Guelph Innovation District regarding preserving the landscapes important to our water and the Cultural Heritage of the former Ontario Reformatory lands.

It will destroy the top third of Rolling Hills with the south of Clair development.

I'd like to see mid-rise as an option here. I think viewing medium-density as townhouses and duplexes is a bit narrow. What about three story walk ups? The risk is that we view high density only as tall towers, or that calling for high density we give the impression that it's only going to create more tall tower buildings.

Uses the north side of Rolling Hills along Clair Road for development.

The City of Guelph needs to take a look at surrounding municipalities. Our taxes are already extremely high and to continue to expand services and homes into Greenfield areas will not help anyone. Intensification in the existing built boundary. There is too much low and medium-density development.

Much more difficult to meet targets. Townhomes are much more expensive than apartments and Guelph's housing prices are insane

High density is not appealing to me. I lived in cities with high density and it changes the community. High traffic, more pollution, more noise.

I worry that medium density housing will still not be affordable for the vast majority of young and low income people. There will need to be guarantees made that some of the housing built will be set aside for social and/or supportive housing. There also needs to be provisions ensuring access to greenspace.

I do not like how the increase in medium density dwellings comes at the expense of high density dwellings. With real estate prices in the city more than doubling in the past 10 years, young people need more affordable options that mid and high density offer rather than expensive and unsustainable single family houses.

As with 1 similar challenges.

Scenario 2 will destroy well established neighbourhoods in Rolling Hills and suggests that one section is less important than the other. It puts those neighbours in a terrible position of constantly needing to defend their neighbourhood - what other neighbourhood was set up with restrictive covenants to afford neighbourhood preservation? It just isn't fair and incredibly insensitive and upsetting.

Same issues as with one.

Again, the amount of new single family development during the planning period is in my opinion on the low side. It will be difficult to accommodate the demand for single family homes that will be experienced.

Public outcry over density will still be an issue, but with more townhouse builds, as long as they are kept to no more than 3 storeys, will be more palatable to current residents than more towers.

Public transit densities in designated greenfield areas.

People in existing areas will oppose medium density developments.

What challenges do you see in scenario 2?

Reduction in percent of single family homes

Affordability. Townhomes will cost more than apartments/condos.

If more townhomes than apartments are built, people might not feel as strongly about the necessity of parklands.

More townhomes = more cars.

We're still using more greenfield space than I'd like!

Growth scenario 3

What do you think works well in scenario 3?

This scenario helps plan for a more diverse housing stock that offers more housing choice by better balancing the proportions of low/medium/high density housing forms and accessory apartment units.

More single and semi-detached being built.

Well you get less density in the "new" areas. Less "housing" on the "greenfield" areas.

More density in developed areas is good.

Less high rises.

This is the best scenario. More development while maintaining charm of a smaller city.

I like that more of the growth is moved into the built-up areas of the city.

Housing better balanced.

Low density housing can provide economic benefits along with preserving the medium-sized city feel Guelph is known for.

I like directing a higher percentage of new builds to already built areas.

More affluent people strive for independence of own home often however it creates more issues in terms of wealth divide. Also subdivisions tend to have less access to public transit/further from transit stops which makes it more car dependent.

The fact that you are including a greater diversity of housing types, there will always be a need for single detached and semi detached housing. Not all people want to live in communal dwellings, people enjoy privacy.

Too low density for our climate emergency and active transportation goals.

Detached homes are desirable.

Unsure; older areas of the City should not have to absorb the negative consequences of growth (loss of greenspaces, infrastructure collapse, loss of quality of life).

What is the plan to grow our services to meet the demands of this higher population.

Again we are currently locked in our homes because you people refused to plan appropriately for the population here now. So we suffer and lose our freedoms because some weak leaders can't stand up for the people who elected them?

No, get this crisis sorted out instead of figuring out how to pack more sardines into this already full city. We don't have enough services to meet demand now. Why not just build a jail. Very high density and it seems you just want a population that lives in prison anyway. Cut out the middle man.

Less usage of greenfield area but still too much.

I like the balance between high density and low density.

What do you think works well in scenario 3?

Focusing more development on built-up areas.

Build up already developed areas.

I like that this scenario aims to build more within built-up area. This scenario seems the most forward-looking and like it has a margin for "error" or change. Also seems like there would be more opportunity for sizeable parks.

Higher degree of development directed to built-up areas.

This scenario best reflects the current housing stock, and therefore character, of our city.

I am not a fan of this scenario.

I don't support this at all.

You are increasing density.

Adding diversity to the housing market is great, would like to see even greater reduction of low density homes though.

More medium density. I'm satisfied that RH will not be affected during this planning review. Please leave us alone.

Less high rise and more focus on community and greenspace.

More high density growth should be directed to the downtown core.

More high density housing proposed over the next 30 years.

Developing BUA (built-up areas) such as Rolling Hills especially along the Clair Road East Corridor makes sense to me. We should maximize the use of existing BUA infrastructure and where capacity is limited infrastructure upgrades should be. I do not have an appreciation of how increased residential densities in the BUA will impact the existing road network. I believe arterial roads such as Clair Road East can handle more capacity and has the ability to be widened to allow for even more traffic volume.

We are working harder to give Guelph what it needs - more low density housing.

We need density to support a frequent transit network.

The area does not lend itself to easy development without altering the natural environment.

Less focus on high density - I don't think Guelph needs high density to achieve its growth targets - and it is a smaller city that would function better with more medium / 'missing middle' density.

Mix and density

See previous

Not much

Most low density potential

See comments on Growth Scenario No. 2

High density growth

Intensification of existing developed areas

increased low density by 2051 - more in keeping with how the residents of Guelph see the city growing

I support shifting growth pressure away from greenfield areas and into existing built up areas. This makes sense from an infrastructure perspective and will position Guelph to be more environmentally friendly in the future, and poised to adjust to changing trends in transportation (the electric autonomous vehicle) and employment (work from home, and mixed land use).

This scenario puts less pressure on the greenfield areas and will redistribute allocation to other areas currently where excess land exists. It evens distribution.

What do you think works well in scenario 3?

The mix of housing seems to work well. I think it's important to continue building single detached homes as these seem to be the most desirable type of housing for many people.

Balanced approach to housing stock, while keeping the low density as the primary form which is appropriate for a small Town/City.

Greater protection of green areas by making more use of already developed land. Less high rise apartments which are problems for traffic, architectural profile (too congested and overpower neighbourhood ambience of lower density, townhouses etc.)

The idea of using less vacant land for new builds.

Diversity looks great from the outside. Keeps it out of Greenfield areas.

Most low density potential.

I do not think this works well.

I think it's a good idea to emphasize more growth in existing developed areas and make more efficient use of those, and build less on the land bordering Guelph.

It does not solve the problems identified in scenario 1.

Vacant lands within Guelph's greenfield areas, like the Guelph Innovation District in the east end of Guelph and in the Clair-Maltby area in the south will continue to accommodate growth, but a little bit less growth will be directed to the greenfield areas than in the other scenarios.

More townhouses, more apartments, and some more single and semi-detached housing will be built in existing developed areas adding to Guelph's existing housing. Adding more apartments and townhouses helps Guelph plan for a more diverse housing stock that offers more housing choice.

Less use of greenspaces and less apartments.

Increasing the amount of development in already built areas is a worthy goal.

The notion of increasing housing development that gives more choice is good

Scenario 3 works very well for developers and works well as an example of how to destroy family homes in a neighbourhood

I prefer option three. It if too is not significantly different than one and two. Key is to build density in core and along corridors vs forcing it into existing residential areas

This scenario provides for a more balanced approach to housing type projected by the end of the planning period. which I feel is more reasonable.

Public outcry will be reduced as there will be less noticeable density.

Nothing. Status quo.

Out of the 3, this is probably my preferred final 2051 housing mix. More high and medium density, while still retaining low density housing. Less strain on designated greenfield.

Densification in areas already developed.

55% of new builds in BUA.

What challenges do you see in scenario 3?

Better balance could still be proposed by the City to plan for an even more diverse housing stock. Planning policy is directly influencing and impacting affordability of homes in our community by constraining the supply of ground-oriented homes. More variety in the housing stock = better balance of affordability.

Too many apartments

What challenges do you see in scenario 3?

The differences aren't really noticeable. The "greenfield" areas will have less density but not less development. The changes: increase in mid (27%) and low density (14) is negligible.

Turns Guelph into suburbia hell

Limiting growth in greenspaces on top of proposed development.

Reducing high density units will reduce Guelph's ability to grow without significant increase in public transit costs and redevelopment of neighbourhoods.

Decreasing the area built in the greenfield areas of the city, just because there is more housing in the built-up areas is counterproductive. The density of the greenfield area should be maintained with less land being used.

None, it's perfect.

Construction operating largely in pre-existing developed areas may have negative consequences to nearby residents and businesses (noise and litter)

Not enough density

Affordability of units and increase in income required to make housing affordable. There will be greater class divide in neighbourhoods.

As in scenario 2, developers cannot be allowed to dump their ideas of what is good on the community. The general indifference shown by the public toward what is built in their backyard is apparent by some of the horrors that have gone up recently.

Please continue to give everyone the opportunity to comment by publishing exactly what the proposal is, how it looks and what it will effect, however do it in plain English and not the legalese currently used, it just turns people off!

Housing will be expensive.

New development to achieve prescribed provincial targets should be directed to greenfield areas of the community. If development interests do not want to develop here, they can go to other areas that want to grow.

Developing additional housing in Clair-Maltby area such as Rolling Hills disrupts current land owners and is NOT an option

Low density housing and associated sprawl

THE POPULATION IS ALREADY TOO LARGE TO SERVE

Still too much growth

More low-density development.

May be difficult to decide where low density use gets transformed medium density

I don't understand the logic of reducing greenfield density targets in response to increased infilling targets. This undermines the broader objectives of creating more dense and transit supportive communities and will result in more lower density development at the periphery of the community (and thereby perpetuating sprawl).

I would suggest that minimum greenfield targets stay the same as in the first two scenarios or preferably be increased (80 -90 ppl per hectare). If a higher greenfield density target is supported this may result in the identification of a surplus of land, which should then be identified as future development and beyond the planning horizon of the plan.

I think this scenario supports the developers demand for concentrating single family dwellings in the south end. I do not think this is a good idea.

The way development is planned for already developed lands is disruptive.

What challenges do you see in scenario 3?

You are not increasing density enough

Using greenfield areas to expand residential zones. This is unsustainable land use, and we need to stop developing the city this way.

Assumes that the Rolling Hills area will be developed. This is already an established neighbourhood and should not be considered a target for redevelopment in order to meet your obligations of the places to grow act. Without all property owners agreeing to redevelop (which the majority currently do not) you will not be able to meet your established growth targets.

We need to maintain as much greenspace in the current greenfield areas as possible

See previous

Too many low density forms of housing will squander too much land that is needed for higher density forms now, and long into the future - beyond 2051.

NIMBYism. Dealing with existing residents and informing/educating Guelphites that there are areas of the City that have potential to be redeveloped with limited impacts to existing infrastructure. If Guelphites value having a new arena in the south end then maximizing density in areas that are already serviced allows development charges/future community benefit charges to be allocated for specific projects such as the future south end arena.

Its not enough. We will hit a ceiling on high density housing. We are already seeing it. People are not offering hundreds of thousand of dollars over asking for a condo or apartment. Condo prices and apartment prices are not increasing, but single family dwellings and even townhouses are going through the roof. They are unaffordable and Guelph will soon be a commuter town. We owe it to the next generation to provide them homes that mom and dad can afford. Factory workers in Guelph use to be able to afford to buy a single family dwelling. NO MORE! Now they have to live in a rental unit or drive and hour north before they can afford anything. Guelph is a green town and yet its housing costs contribute negatively to the environment because the people who can afford to live here don't work here and then ones who work her don't live here.

Less density means more cars and more issues surrounding them.

Why would you remove estate residential areas? Do we not want to consider this as a housing option considering it already is part of an existing community? No need to include Rolling Hills.

Getting the medium density right at the ground level is key - multi use is crucial and the street wall and first 50' of the streetscape will set the tone

Staying within current boundaries

Low density development maintenance, appealing to younger people who cannot afford low density housing, building more efficient public transit

Same as other comments I made

Although stated that no changes to CMSP proposed, this scenario changes this greenfield to exceed targets yet decreases the persons + jobs/hectare. There is no reason to do this. This is less efficient.

Developing Rolling Hills will have a negative impact on ground water runoff.

Providing services to those areas and resistance to development by neighbours.

Less efficient and will have a negative impact on ground water runoff.

I don't quite understand where the higher density homes will be in the already developed areas, nor is it clear how that aspect of this growth plan differs from the other two.

What challenges do you see in scenario 3?

Creating more low density housing may have a negative impact on housing options in Guelph.

More focus is needed downtown. The secondary plan downtown needs to be reviewed in more detail

Some of the greenfield lands are at the entrance or gateway to the City, the feeder roadways do not accommodate this growth and services do not supply the demand (i.e. there is ONE gas station in the south end).

Consistent development of adjacent properties. As in all scenarios, the challenge is to protect Guelph's attention to the environment, to parks, green areas and trails for the use of all residents.

I do not support low density suburbs in the Clair-Maltby or GID (Guelph Innovation District) areas for the reasons I stated above. You need to honour our water recharge areas and our Cultural Landscapes.

Existing neighborhood of rolling hills would be forced to be redeveloped

It destroys an entire EXISTING community (i.e. Rolling Hills) which is the only estate subdivision within city limits. This is not a farm field or golf course looking to be redeveloped... these are people's HOMES you are considering levelling and the city does NOT NEED TO. It is unprecedented, I cannot believe it's even being considered.

It will mean the end of Rolling Hills and it's greenspaces.

I think we need to find a way to create more apartments here and have more med/high density options that aren't tower buildings.

It would suggest that all of Rolling Hills would be facing further development.

This is wrong:

- the properties are subject to restrictive covenants prohibiting redevelopment
- the natural environment would be negatively affected-water, moraines, trees
- this is the only residential estate area in Guelph. If the city is looking to attract businesses to the area, it is necessary to offer these investors a residential area of this caliber.

Again, there needs to be much more high density to support and stop the growth in the greenfield areas.

Harder to meet targets

We need to improve the main corridors before adding more buildings. Highway 1, Highway 6 and 46 are starting to become one and two lane raceways. More people are moving to Guelph and commuting back to the GTA. A single accident can cripple our towns commute. More people are looking for townhouses in substitute of apartments. I still suggest reducing high density to medium density.

Guelph already has an abundance of low density housing. We need to diversify the housing stock more by providing a greater variety of housing options beyond the inefficient and expensive low density single detached homes. Additionally, there needs to be provisions ensuring a portion of the new developments are guaranteed social and/or supported housing, to ensure housing access for younger and lower income people.

Why the increase in the amount of low density development. This runs counter to the goals of improving walkability, sustainability and affordability. I would like this scenario better if it had the same housing mix a scenario 1.

it assumes a lot of greenfield site (Clair Maltby) that has yet to be decided and seems to suggest a conclave to high and medium density other parts of the city but not Clair-Maltby - except along arterial roads like Gordon street - I am not sure that we want to build that kind of city for the future

What challenges do you see in scenario 3?

Scenario 3 is a game changer, it will provide opportunity to highlight Guelph's planning decisions as a case study for years to come and how restrictive covenants, family homes, neighbourhoods and preservation of Guelph's coveted 'greenspaces and natural landscapes' are irrelevant

Encroachment onto valuable wetland and concern about water supply

Same issues

Again the challenge will be to meet the market demand by residential type over the planning period. This is a consistent challenge that applies to each scenario.

Clair-Maltby becomes too sparsely populated to support effective public transit and becomes an enclave for rich, car-centric community.

Leaving Guelph decades behind.

Some areas of the city will be more dense than others.

All scenarios grow Guelph to a point where it is no longer a nice sized city to live in -

Would it be possible to have 66 persons/jobs per hectare in GID (Guelph Innovation District) and CM (Clair-Maltby) in THIS scenario? Wouldn't it be nice to have some "undeveloped" land in 2051?

To me, it doesn't make sense to shift more new builds into BUA (built-up area) in order to have lower density in greenfields. Again, a lot of people want a house and a backyard. The lower density builds in GID and CM will drive up the prices in these areas. Scenario 3 is laying down the foundation for over-the-top homes in wealthy enclaves in GID and CM.

IF we could have a density of 66 persons/jobs per hectare in GID/CM, then Scenario 3 would be my FIRST choice.

IF NOT, then it is my last choice.

Scenario 1 is my first choice, as high density builds mean more parkland dedication. Furthermore, high density builds have a better chance of including affordable housing. Finally, high density builds means that less greenspace in the BUA will be paved over.

Proposed growth scenario evaluation framework

Discussion – complete communities

Please let us know what other criteria should be considered

Green transportation - spaces and locations that encouraging cycling/walking/public transit access to various point of the city.

Contingency plans in case people don't behave as we expect them too. For example people rejecting apartment living because of a health crisis like covid. People aren't tied to communities anymore. Many of the people who submit ideas to these plans won't be here 20 years from now. There is no longer such a thing as a long term resident or a "Guelphie". People are much more transient, therefore ALL cities should reflect core values (healthcare, affordability, clean air/water, greenspace, etc). Planning also should consider healthy lifestyles, increased hospitals and clinics. Housing people is a very small part of planning. I know there is a transportation master plan, yet we still have congestion issues even without the expected growth. Even during stay-at-home orders we have congestion.

Please let us know what other criteria should be considered

How do these projects align with the UN Sustainable Development Goals, ensuring access for all of Guelph's residents to have an equitable, healthy and community focused lifestyle.

Any decisions here need to be made together with the transportation master plan, and that plan needs to take how the city is going to grow into account. Land use and transportation are too interdependent to be planned without one considering the other.

Open or sheltered areas for free recreation. Bored people do silly things and spending money shouldn't be the only option to occupy free time. Perhaps that more of a marketing issue of parks & recreation than city dev but I think it still matters

Sufficient (more) public greenspace/parks

Time to access services. It mentions multi-modal access but this needs to be rapid. Ideally full day go service both to Toronto but to other local areas and within Guelph. It should not take 3 hours to travel a few kilometres by transit

Traffic pattern growth

Offset the housing growth with greenspace protected areas

Aesthetics

Access (Transportation, walkability) and safety in mind with car use

Accelerated efforts for application approvals which have a direct impact on affordability

More mixed-use zoning opportunities

Walkable, community neighborhood commercial to support convince stores, daycares, small food outlets (bakeries), and coffee shops. Permitting the development of third spaces in new neighborhoods is vital to their livability and community cohesiveness. These spaces should not require parking and will not need it when located in walkable, dense neighborhoods, and not just along corridors.

Affordability and average household income

The ability of the city to lock people in their homes for an indeterminate amount of time because the services are (healthcare) cannot keep up with the population. We currently have the whole city locked down because the ICU might be overwhelmed, but when did anyone agree to that?! Now we're being forced to get an experimental gene therapy in order to have summer? And you want to pack more people into this situation?

What a farce.

Access to transit and retail. Access to community greenspace and trails.

spaces for play, sport, dog parks

Age friendly

Barrier free objectives

Walkability

Access to healthy affordable food, not just any food.

Access to parks, recreation, etc.

Affordable housing and developing from downtown out.

Please let us know what other criteria should be considered

In today's society too many people feel isolated with far reaching negative consequences. For people to thrive they need community and greenspace. This can only be achieved I believe through high density neighbourhoods with adequate greenspace to enable community interaction and a mix that includes affordable and market rental as well as childcare and small retail opportunities. Building height should be limited to six stories. Small local gardens with benches as well as roof top gardens and even community gardens where residents can grow their own vegetables. I don't think a large high rise central downtown contributes to community. A central downtown is good for theatres, office space, restaurants, hotels and churches etc. but not significant residential. I also question Guelph's library project when most people now acquire their reading material online.

Addressing the needs of low-income individuals through specific housing affordability targets.

- 1) availability of a wide spectrum of housing choices: types, size, density
- 2) age and character of established neighbourhoods,
- 3) compatibility of proposed changes

RH offers a unique neighbourhood for those looking at their housing options in Guelph.

We should be concerned about density of our community and the spread of virus infections such as with the Covid virus and variants. It is well known that increases in density are associated positively with transmission of the virus. We need to be more concerned with community health, rather than with more development.

Maintaining greenspace for our wildlife and enjoyment for residence. Maintaining Guelph's intimate community feeling and not jeopardizing the scenery and skyline.

Need to consider impact of growth on existing neighbourhoods.

Need to consider supply/demand of housing options. Currently, there is a lack of housing options available for estate properties within the city boundaries. Current market demands are for single detached homes and estate properties, not high rise apartments. There is also a lack of single story homes in medium and low density areas limiting options for the elderly or disabled.

Need to consider the impact of light pollution and noise pollution of growth plans on existing neighborhoods. Recommend implementing a dark sky bylaw before any new development occurs to ensure our night sky is preserved.

Need further consideration of what employment options will support the additional growth of the city to ensure a vibrant community and not simply a commuter town.

Supports a variety of land uses (commercial, retail and schools)

Environmental Impact - are we able to provide affordable housing to people who work in Guelph and if not then why? We are forcing them to commute into Guelph to work and allowing others to commute into Guelph to live. One of the things that makes Guelph so great is the fact that people who worked here could afford to live here. This generation are the first generation to work in Guelph but cannot afford to live here.

Physical and Mental Health - there is a direct correlation between mental health, physical activity and the outdoors. We cannot raise kids in shoe boxes where they sit in front of a screen all day. Kids need to be active, they need to play outdoors, they need to help in the garden and run through a sprinkler. They need to be able to play catch in the backyard. High density, commuter towns will not add to positive mental or physical health.

Please let us know what other criteria should be considered

Transit Oriented Development isn't mentioned and really needs to be the centre piece not an afterthought.

Access to parkland and open space

Sustainability- net zero energy buildings/communities

Maintaining existing well established neighborhoods

Roads should be wide enough to allow speedy access throughout new growth areas.

What are the local amenities in the area and what is their ease of access as it relates to development.

Guelph has no other estate residential areas other than Rolling Hills. Rolling Hills provides the city's existing and potential future residents with an additional option when considering their housing options.

The properties in Rolling Hills are subject to restrictive covenants that prohibit redevelopment and/or a change in use

The area of Rolling Hills does not lend itself to easy development without seriously altering and damaging the natural environment

The true underlying motivations of those who support the development of existing lands.

Is it for the betterment of the city or the betterment of their financial gain

Affordable housing is important, and so is attainable housing (can the average person working in Guelph also afford to buy a house and live in Guelph)? With real-estate trends, we see people being pushed north (I work in Guelph but can't afford to buy a house there, so I will live in Fergus, Arthur, Drayton.....). A livable community is one where you can live close to your place of work... this is key!!

Not using inclusionary zoning to make the affordable housing issue worst. Taxing the housing market to make some % of affordable units makes everything cost more.

While the market is hot right now, and the need for affordable housing is very important right now, this scenario won't last forever. We can't be planning for today only, we need to plan for the future like when the market slows and housing prices come down, then these what are affordable condos today, end up becoming slum condos when the market settles.

More engagement from the local level. Right now I barely know my Councillors. I get zero communication to my door from them.

You should respect existing neighbourhoods. Stop planning to destroy existing areas like Rolling Hills.

Preservation of designated natural and cultural heritage. You have not even mentioned them despite their priority in the PPS and Guelph OP

-environmental conservancy

-the rights and considerations of existing residents

Proximity to transit and transit stations should be considered.

Transit access (both inter-city and within Guelph)

Access to parks and other greenspaces

Access to schools and grocery stores

Ensuring existing communities are not gentrified out of their neighbourhoods

That communities are by design walkable or have cycling paths built in. If services like schools, groceries etc. are nearby, it will encourage community cohesion rather than at the current model of "drive your car for all the things you need".

Please let us know what other criteria should be considered

The city needs to consider the people who live here now... to displace current residents to make room for future residents is unjust, unfair and not in alignment with the great city Guelph is... surely innovation can be found in Scenario 1 that causes the least disruption, builds up in areas where there is desired need for intensification in the downtown core in much the same way that other cities follow, and respects current well established neighbourhoods and chooses to preserve diversification of living choices in Guelph.

Intensify on the Clair Road corridor.

Should not have significant impacts on the livability of families who are already in place and change to what they have bought

Criteria should be considered that relate to walkability within nearby open space lands and public transit accessibility to community facilities.

Ensure parkland is the maximum possible
Accessible greenspace creating a sense of place
Trail system connectivity for active transportation

Policies that ensure accountability for the above mentioned policies.

How to make new communities more walkable and accessible for public transit. I'd love to walk out my door and go browse shops and restaurants. Can't do that now unless I drive downtown. Since COVID there has been a mass exodus from Toronto that is driving housing prices up, up, and up in Guelph. How can housing be affordable here?

Parkland! So people can actually LIVE rather than merely EXIST in their little rooms at the top of the stairs.

Discussion – growth management

Please let us know what other criteria should be considered

Quality of sewer systems to accommodate residents and to limit waste overflow in extreme storm events.

Sufficient (more) public greenspace/parks

How to balance green/net-zero needs and affordability.

Supporting Council's efforts more meaningfully through application/planning process

Again mix of uses. Neighbourhood commercial can add so much to the vibrancy of the area.

You've put up fences around outdoor amenities and hired security to patrol skate parks. Maybe get the crisis under control and do a post mortem (what caused this crisis in our hospitals to the point where the healthy segment of society needed to be locked down) before stacking more people into our city to be locked down because the healthcare can't keep up with our current population.

Is the plan to just keep us locked down forever?

Less growth and maintain current size.

Meaningfully increasing housing supply to address affordability in market housing.

Do not follow the antiquated nodes and corridors method.

Please let us know what other criteria should be considered

I don't believe the downtown should be the focus of growth. As stated before, the downtown doesn't create a sense of community. Downtown areas are too impersonal and cold. They should be reserved for commercial use. I think you should focus on communities within the wider community.

Downtown should absolutely accommodate more growth, however, existing residential neighbourhoods should as well. Consider allowing more density in existing single family neighbourhoods.

Maintaining current greenspace.

Traffic patterns within the city as well as in/out of the city (e.g. access to 401)

The city will continue to grow past 2051; so, policies should not permit the use of available sites for low density housing in the existing built-up area. That would limit our future options for sustainable growth management.

How to provide transit for those who work in Guelph but don't live here. How to provide transit North, not just East.

Having a transit network that is build on getting ahead of the growth in residents. Have the capacity and frequency beforehand so this can attract people to live here and not need a car.

Flexible architecture typologies so that market changes can have buildings adapting

Sustainability - self sustaining energy - net zero

Health of our residents.

Including multiple socio-economic backgrounds

Financial impact to city

If downtown is the focus. The secondary plan needs to be re-evaluated

Infrastructure, existing and what is required

Traffic patterns, parking, infrastructure, personal needs around grocery, gas, pharmacy, medical needs.

Same as above. You must use the Natural and Cultural Heritage as a significant criteria as specified in the PPS and OP.

Previously noted

The downtown core should be considered.

There is no mention of using brownfield sites for development before we begin to swallow up yet more greenfield

Growth management needs to consider the natural environment... Scenario 1 is the best option to balance preservation of Guelph's natural environment and build-out targets

Ensure Parkland is the maximum possible

Accessible greenspace creating a sense of place

Trail system connectivity for active transportation

Meeting affordable housing targets.

What would be an example of measuring a growth scenario against "(unanticipated shifts?) in advanced technology?" What does this mean?

Reduced carbon emissions is mentioned above. The City should also keep in mind that trees are carbon sinks!

The more we grow OUT, the more natural habitat we take from other creatures. Less

Please let us know what other criteria should be considered

natural habitat means less biodiversity. Let's show vision and leave as much of the natural world undeveloped as possible. A "greenfield" border around Guelph would be the epitome of "Guelphiness."

Discussion – economic growth

Please let us know what other criteria should be considered

Community work spaces for artists to be able to make and sell their art.

Employment that doesn't need to be located near the highway for logistical reasons, or in an industrial area for noise/pollution should be mandated to be in denser, transit supportive areas in nodes and along corridors. Many of the businesses in the Hanlon Creek Business Park are offices. Locating these in the relatively low density area poorly connected by transit is counterproductive to growing a city with jobs that are easily accessible by sustainable transit modes. The co-operators move from downtown to the HCBP is a particularly egregious example of this and the City bears much of the blame for allowing this office in an area that should be only for industrial type businesses.

Perhaps unrelated but one of the best things about Guelph is the variety of unique 'mom and pop' type shops. Seeing a small business get replaced by a franchise leaves a bitter taste in the mouths of local residents (of course many factors out of one cities control play into this). Perhaps additional promotion or cheaper outside venues will increase awareness and economic traffic.

The type and corporate image of the companies allowed into Guelph business areas.

Supports "local" growth as opposed to attracts large companies that will extract wealth from Guelph in the form of profits.

Accounting for non-conventional employment such as drug dealing prostitution within plan. Perfectly acceptable way to make money however requires more governmental support to ensure safety.

Access to affordable housing is the number 1 issue for any business looking to locate and/or grow in Guelph. These matters work hand-in-hand and must be looked at holistically together.

Allowing more mixed commercial and residential areas. This avoids the somewhat uniquely North American phenomenon of downtown areas being seen as unsafe and undesirable.

Most business is currently locked down because ICU might get overwhelmed. How are the new arrivals going to find work to buy these houses? Who will they work for if no one is allowed to open? It's been a year and the data presented by Mercer and the board of health is not convincing that we need to have business locked down, but hey, let's bring a whole bunch of people and build houses they can't afford and offer no employment to them! This seems like a recipe for disaster. It's been a year and there is not any other option than keeping Walmart open and shutting skate parks and small business. Yes, the perfect response is to increase growth.

Farce.

How can you encourage remote workers to become economic contributors and participants? We will see a massive shift to online-only work and attracting talent, spend and participation locally will be key.

Please let us know what other criteria should be considered

Flexibility / transitional nature of employment

Recognize non-employment uses as key drivers of economic growth. Do not establish a framework that stymies mixed-use development and infilling where employment areas abut planned growth corridors. Consider pre-designation of class 4 areas where noise is a known constraint to prioritize urban growth objectives and mitigate potential for compatibility/nuisance related complaints.

The incorporation of technology and environmentally friendly development needs to be considered. There does not seem to be an affordable housing strategy.

I think employment growth should be focused throughout the city.

Expanding areas for employment growth outside of downtown. Adding commercial/office spaces in other neighbourhoods promotes walkability and closer commutes for employment and other daily needs.

Consider not only where the workers will live but where the business leaders want to live.

Existing industrial land in the city has been sitting underdeveloped for decades. Job growth has not kept up with population growth, particularly higher paying jobs. How will the city be attracting more business to support the population growth?

How are you protecting manufacturing if the people who work in mfg. cannot afford to live here? In order to protect industry you need employment. You need to be able to provide people with affordable housing options. It's not an option when the only thing they can afford is a shoebox apartment or to move an hour north.

What type of employment range will the City consider for these areas?

Certain neighbourhoods having Community Improvement Plans or economic growth specific to their area

Downtown Guelph is now a mess - need to clean it up - Guelph should be part of Waterloo Region - Guelph/Cambridge/Kitchener/Waterloo should be one region - with 1 school board- 1 police and fire force etc.- Guelph can no longer support all the admin on it's own

What are the long term impacts of future viruses on our ability to develop a sustainable local economy.

Attracting jobs of the future and those with high incomes.

Allowing a mix of uses to make office employment growth financially viable

Again, you have to consider Natural and Cultural Heritage as criteria. The downtown contains many designated heritage sites and they cannot be sacrificed for economic growth. They would contribute to economic tourism potential.

CIP incentives and DC reductions for rental apartments should be considered.

Ensuring a diversity of employment options beyond retail. Investing in arts and culture work and ensuring support for small locally based businesses rather than chains.

We need to think about employment that will attract young people to both come to Guelph and to stay. If we are to have a good mix in the community, we need to make sure that there are entry level and mid level positions that people are able to grow in. We also need to make sure that there are housing options for them that they can afford

The pandemic experience will change considerations for companies including greater flexibility in work at home, and back-up risk mitigation strategies that support remote access - economic growth needs to be supported by Guelph's next gen high speed connectivity and other system considerations beyond buildings alone.

Please let us know what other criteria should be considered

Proximity and accessibility to major transportation corridors should be an important consideration in order to stimulate economic growth, particularly in employment areas.

Transit support to ALL employment areas during ALL EMPLOYMENT HOURS not only Mon-Fri daytime

Promotes jobs, and organizations, offering a living wage.

What KINDS of employment? Jobs in the green energy field should be at the top of the list. Downtown needs long-term bricks and mortar businesses.

Discussion – transportation, infrastructure and financing

Please let us know what other criteria should be considered

Vast expansion of trail network across the city to create safe and healthy means of active transportation across the community.

Focus on trails to enhance walking/biking infrastructure. Reduce need for cars downtown. Invest more into rail connections to Toronto to curb cars commuting!

Sustainable and affordable transportation is greatly appreciated by youth who now more than ever want to go green. Bike rentals may be a good option or downtown only electric trolley

Assume something like 40-50% of residents will not own a car and plan accordingly.

Transportation system is already insufficient. Needs to fit needs both of University students and community.

There is not sufficient capacity within the existing transport systems mass transit must be expanded.

Subsidies/rebates for green builds AND purchasing green

More EV stations

cycling infrastructure not as an afterthought

Are our roads able to handle the increase? What about transit? How much of a loss does transit operate on now? What about during covid? Is it reasonable to expect it to run to serve these communities? At what cost? Has this been considered at all?

Ride share and rental programs for vehicles

Sustainable infrastructure. First thing that comes to mind is transportation (encouraging active transport like walking/biking/public transport) but to take a lead on curbing climate changing emissions you should look at alternative sources of energy for new builds (geothermal, wind, solar, etc). Take a holistic approach to sustainability and really look beyond traditional power sources.

Very important that growth pays for itself!

Safe cycling infrastructure.

This is tied to building from the downtown core out. Current nodes and corridors method misses the target.

I particularly support the preservation and enhancement of the greenspace system. This is something Guelph has done particularly well. Guelph's greenspaces are well used and are a real credit to the community.

Making high traffic areas to lane to decrease the congestion.

Mobile phone service in the Clair-Maltby area is terrible with large dead spots. Will need to ensure more towers with better cell service is available to support population growth.

Please let us know what other criteria should be considered

Transit Oriented Development beyond the transit hub downtown. Building a frequent transit network before growth happens so it has the capacity ahead of time and will be attractive to new business and residents to locate here.

What is the proposed heavy truck commercial vehicle routing for these residential expansions?

How densification requires higher orders of transit - like a Gordon/Woolwich north-south and a couple east-west corridors with BRT

Transit needs to be self-financing - no subsidies - treat it as a business

The concept of placing a road through the RH neighbourhood is a mistake.

In our cost-benefit analysis of new development, have we calculated the possible impacts of future health challenges related to new viruses? If not, are you assuming that there will not be any future viruses?

Need high-speed transportation between Toronto, Guelph, Kitchener Waterloo and London.

Two way all day GO is coming and the downtown secondary plan needs to be updated with higher order density near the train station.

Keep as much greenspace as possible.

Expansion of bicycle lanes throughout city.

Consider adding a criterion that is focused on the impact of growth scenarios on climate change resiliency from an infrastructure perspective (i.e., the ability of infrastructure to handle more frequent and severe storm events). For example, growth in the greenfield would score lower in this regard because you need new infrastructure to manage stormwater that would have otherwise been managed via natural systems.

Natural heritage is a most important criterion. You cannot expand or build roads by cutting down trees and filling in wetlands. Their existence must be honoured and respected.

Roads that allow traffic to flow and keep a uniform speed. Bus alcoves so buses do not restrict traffic like they do know on many streets like Gordon.

Active transportation PRIORITIZED to greatly reduce the need for building additional road space.

Proximity to the transit station should be considered, high density residential should be all over the downtown.

Greater access to and availability of inter-city public transit options.

When planning new developments active and public transportation should be prioritized over personal vehicles.

We need to start thinking about how energy and energy use is going to change between now and 2015 - when this question was asked in the public town hall, it was dismissed. It is actually a very important question for both residential and commercial.

Currently Guelph has a commitment to be carbon neutral by 2051 but NO plan on how to get there.

We are likely to need new infrastructure because our population is going to increase by around 60,000 by 2051. It is important that we pay attention to greenspace (as water recharge) when we plan any new infrastructure.

Preservation of existing established neighbourhoods such as Rolling Hills should be supported

Keep to the Clair Road corridor

Incorporate Municipal Bonds to allow citizens to invest in their city

Utilize Biometrics principles to achieve optimal infrastructure

Please let us know what other criteria should be considered

Improved service to promote public transportation as a viable alternative to driving a car in the City. Service enhancements!

Mentioned earlier - truly walkable communities and easy access to public transit

Discussion – cultural and natural heritage

Please let us know what other criteria should be considered

Protect, preserve and enhance all current greenspaces.

The plan should acknowledge that cultural heritage isn't just about buildings, but is more importantly about people. Not allowing growth in certain areas may keep the buildings the same, but we lose the culture of the people who lived there, as they can no longer afford to.

We should get some more art commissions (statues/murals) around the north and south ends to increase city spirit and give a platform to local talent

Increased focus on the protection of source water.

However much water we think we have...assume we actually only have 75% of that and plan accordingly...precautionary principle demands a safety buffer.

Just because something is old does not mean it requires heritage protection. Can't believe the 70 fountain build needs the facade saved??

With respect to infrastructure, there is concern that the current disintegrating status quo servicing model will result in a loss of quality of life in Guelph. The infrastructure (road grid network in particular) is not designed to support significant levels of new urban growth (look at the Arkell/Gordon intersection area as an example). The incremental need to change transport modes from car to active transport modes will most likely not be achieved with commuter traffic interests and the system will therefore collapse.

History has been Rewritten in Guelph. We should teach what happened, not what we wish happened.

Eliminate Nestle and high polluting companies

Nestle out.

Cultural heritage resources should consider all cultures, not just the dominant ones.

Inclusivity and the changing cultural landscape is not being considered.

Making sure the natural heritage we enjoy remains connected and not broken or split apart by development. This means trails for walking, cycling, and also taking things like views and vistas into consideration.

This should be a definite priority.

Ecological considerations need to be factored in. The Clair Maltby area including the Rolling Hills neighborhood provides a significant source of ground water run-off for three different moraines that contribute to Guelph's ground water quality and supply. The area is also home to diverse wildlife that will be forced out with this development, and significant natural heritage tree cover that will be lost with this development.

Light pollution needs to be considered. The night sky is already significantly disrupted from light pollution in the city significantly impacting our view of the stars, and this will continue to get worse with this proposed development.

Noise pollution needs to be considered. The traffic noise from existing arteries is already

Please let us know what other criteria should be considered

disruptive to nearby neighborhoods and can be heard throughout the day and night. This will only get worse with this development.

That there is an educational piece to the cultural/natural heritage. The only way to ensure preservation is through education. Create interactive educational models in our trail systems that illustrate the wildlife that are being preserved within that area and how caring for it will ensure that generations are able to use it.

Create a physical and mental health component illustrating how preservation of these lands is in reality preserving mankind.

Private tree bylaw and public tree planting standards like soil cells in the pavement - so we are more assured of future urban forest canopy

What is best practice - is there a community somewhere in the world we are trying to benchmark as worldclass - never get's mentioned in discussion.

RH provides extensive natural areas that play an important role in providing clean water to Guelph and in providing natural habitat for many species. It is wrong to jeopardize these valuable resources for the sake of development.

Strongly consider the impact of road fragmentation, invasive species spread, disturbance

Other arts venues as the population grows

While preserving cultural heritage is a reasonable goal, it should not come at the expense of affordability and viability of needed development. Some incumbent residents will try to prevent new developments at any cost, and they should not be able to block development over aesthetic preferences.

We have totally inadequate planning processes to protect both cultural and natural heritage in Guelph, especially natural heritage. If we plan to have another 60,000 residents, we need to have a robust public debate on what this would look like before moving forward.

A criterion of importance relates to walkability and accessibility to these areas.

Promote the conversation around Reconciliation and budget with the same lens to prioritize equity for diverse communities.

A big city of 200,000+ deters from the lovely natural heritage of Guelph.

What are the criteria used to balance the need for conservation of cultural heritage resources and the need to accommodate growth? I'm not being facetious.

Another criteria: how the City looks as you approach it from Highway 7, Highway 24, etc. Being able to see the Church of our Lady from as many spots in (and on the way into) the City.

Discussion – public health and safety

Please let us know what other criteria should be considered

Do more public education and awareness about programs like the rain garden program to limit flood risk. Invest more into properties like alternative energy to reduce GHGs and enhance air quality.

The city needs to be resilient to the impacts of climate change. Also a balance between urbanization/protection of greenspaces needs to be realized to achieve a 'quality of life' environment for future generations.

Looking to the old world for inspiration and solutions.

The removal of our charter rights is abhorrent and evil and they should be restored today. What the leadership has done to this city has been bad. Bad leadership and bad direction.

Please let us know what other criteria should be considered

Increased police and bylaw presence

Safe workplaces. Safe streets particularly at night.

Communities where people can walk from their residences to shop, work or school, are far healthier than those where people have to drive, or even take public transit. So high density, but high density for both residential and commercial spaces makes for a healthier environment.

Have you considered the air pollution that will occur as you stuff higher and higher density in the area. Greenspace is important and it needs to be naturally occurring greenspace. A pile of dirt with a bunch of dirty water leftover from the building does not qualify as a lake! Guelph is going to be ruined by this aggressive development of high density housing. You will end up with a concrete jungle like Mississauga, I cannot believe you are going ahead with some of these plans.

Consider future pandemics

Health and safety should be a condition of everything we do

We need to attract nurses and doctors for an ageing community.

Additional Traffic lights on Clair Road

Growth of population requires growth to emergency services and hospital care

Light and noise pollution should be considered as a health and safety risk to the Guelph population as it can impact sleep, overall health, and mental health.

We need a second hospital in the city to support this level of growth.

We need more parks and greenspace in the city to support the health and well being of the population.

Need to create transit priority measures throughout the city as we grow to give transit a path around congestion, making the system more reliable and attractive to new residents and businesses.

We cannot allow something as simple as our city drinking water to be jeopardized by poorly considered development in Clair-Maltby.

See my comments on the health impacts of the Covid virus and density.

Rely more on medical personnel during crises like we are now going through rather than letting politicians make the final call.

That nature and heritage are key elements in public health and must be the most important criteria, not the last thought as in this list.

People stay healthy through incidental exercise. Very few people exercise just because.

Active transportation PRIORITIZED to make incidental exercise inviting and viable.

When considering growth in the downtown area, please also consider safety in the downtown area. Currently it is not very safe.

Increasing number of GPs (general practitioners) and public mental health professionals, as well as building safe consumption sites and offering greater addictions counseling and support.

There should be car-free streets / pedestrian malls in high density neighbourhoods. This would allow kids to play in the streets without risk of being injured by cars. It would also encourage commerce as shops could set up displays outdoors and restaurants could offer outdoor dining. People will seek out car-free areas if they are provided.

We need to sure that: we health care facilities - both hospitals and community based to meet the needs of a growing city. We need to ensure that our police force is adequately trained to do things it does well and to either train itself or spin-off to other agencies things that are better handled by professionals in the field e.g. mental health and addiction issues.

We need to sure that we have sufficient urban greenspace throughout the city for our

Please let us know what other criteria should be considered

growing population - there are a lot of research papers on this so I won't bore you with more detail. This means that we actually have to have public parks that meet the minimum in our secondary plans (many do not at the moment)

Affordable housing as the basis for improved public health.

Downtown is the focus of intensification and it makes sense, especially with train access to Toronto. But downtown is getting a reputation as a dangerous place. It's simply not as pleasant to go hang out downtown. So addressing affordable housing, addictions, mental health, food insecurity - those need to happen first.

Adding many more trails to connect this urban sprawl that you are developing

Enhance the feeling of being comfortable walking down the sidewalk at night.

Discussion – additional comments on evaluation framework

Is there anything else you would like to add regarding the evaluation framework?

In order to deal with anticipated growth, affordable housing issues and the ability to attract new investment into the City - consideration should be given to expanding our boundaries through annexation

I don't see innovative, radical, creative thinking in the 3 scenarios. I see miniscule differences. I was hoping to see new innovative economic structures replacing a money based economy with a compassion based economy. To me Guelph's planning department mimics most Ontario cities planning departments. Where is the innovation in the innovation district? Where are the innovative ideas in different housing structures, materials, designs? Where are the innovative ideas regarding "shelter"? To attract the best (creative, intelligent, compassionate) people to our city, why not create something unique and innovative that no other city has, an abundance of clean water, fresh air, natural surroundings and housing that reduces the carbon footprint, blends in with the natural surroundings, and reduces congestion?

I don't understand a focus on downtown (although I wish Guelph had a "centre"). Those who live in Clair-Maltby have no connection to downtown. They are their own community it seems. We're not building community, we're isolating each other into nodes. Smart centers are the opposite of innovative.

Please protect the greenspaces of Guelph and advocate against sprawl. The massive growth and loss of beautiful areas to make way for generic, identical housing is so distressing.

Please align all targets with the reduction of Green House Gases and the Paris Agreement. Make sure you include the next 7 generations into planning policies and how it will benefit generations to come. Incorporate the Sustainable Development Goals to guide decision and policy making.

It's my first time participating and it won't be the last. I'm impressed with how thorough this survey is and how willing your staff is to incorporate civilian perspectives. Thanks for all the work you do!

Affordability is key. Stop putting people on the streets.

Open community engagement

Not at this time.

Good luck; infrastructure needs to support development. Unsure of the carrying capacity of the land base to support substantial new development within the City. We are already

Is there anything else you would like to add regarding the evaluation framework?

relying on water supplies from outside the corporate boundaries of the community and there will be repercussions of the City's non-sustainability resource quests.

Guelph is not at all ready for the growth you're proposing. Guelph should stand up and demand the right amount of services for the population and affordable family homes before we embark on this. We failed up to 2021 to demand the right amount and it led to everyone being locked in their homes with their charter rights suspended.

Abhorrent. Our basic rights should not be set aside so easily. The people planning for growth should recognize the challenges and act accordingly, but I know you won't.

Don't grow Guelph anymore. Push back against the provincial government. Get Guelph back to the small town feel. We don't need more growth or people moving to the city.

Overall, I think the framework is good.

A more progressive method of planning needs to be adopted. The City is 20 years behind in urban planning practices and ideas.

Thanks for inviting community input.

What is the benchmark community ie. world class community we are benchmarking?????

This is amazing! I grew up in Ottawa and they would never be capable of something like this

All of this criteria seems to point in one direction. First, you talk about providing "all" housing types yet that seems to mean, medium to high density. Taking away an area such as RH ruins the area and offers no high end homes for the high income earners. The people who build the businesses that provide the economic growth and healthcare infrastructure.

Second, you talk about affordable housing. Nothing about recent development is affordable and the buildings are atrocious in the quality. You will be left with expensive slums in a few years.

Developers want the lands in RH only because it's cheap to build there. The utilities and water are there right in the doorstep so easy for them to throw up some garbage housing and call it a day. Please don't let this happen.

The residential area at Clair and Maltby - Rolling Hills is an area that attracts both locals and out of region as a place to drive through and look at homes as well as drawing in higher paid professionals to the area. To develop this area would decrease the value of the area in all its essence as well as lead to these professionals looking elsewhere for housing as well as possibly loss of jobs.

The implementing measures need to include people, not just policies. those people need to have the power, and the willingness, to override policies in site specific situations: ie. flexibility vs. rigidity.

Thank you for the work you have done to date. I appreciate how time consuming this is and that it is a privilege for us to be able to provide our comments to you. I hope that if we cannot create more single family dwellings that we create family dwellings within larger buildings that have common area amenities and access to trials that allow families the ability to provide their children homes that enhance mental and physical health and space that enhances FAMILY life.

The growth of the city is inevitable, some awareness of existing communities to be proposed for change like Rolling Hills should be reviewed with care, most residents of the community thought that this was dealt with 2 years ago?

Is there anything else you would like to add regarding the evaluation framework?

I am also concerned about the Provincial desire to control local decision making on local planning matters. The PPS and its plans, should not include local policy matters as provincial interests. The matters of density and intensification, which define the character of a community, should be entirely within the control of the local Council. The continuing march of the Province toward higher density and intensification of local communities, flies in the face of local responses to control the current Covid virus.

Ensure that once finalized a very clear and broad communication plans including the specific reasons for the choices needs to be made. This survey was not easily found and I personally did not feel the city did a good job of communicating. Additionally I feel the city needs to do a much better job of enforcement of the current bylaws and rules associated with the existing plan and this needs to be planned for and accommodated in any future growth plans especially as densification continues

We encourage you to maintain Rolling Hills estates as is.

With respect to changing zoning and allowing density in the rolling hills area, I see this as a big mistake for many reasons. To name a few...1. current land use has and is very efficient and effective. Families live in a community that is unlike any in Guelph thus creating an area that gives options to those who wish to live in this type of housing. The land is used as a natural preserve for the existing wildlife and environment. The area is part of the ground water run-off for three different moraines that contribute to Guelph's ground water quality and supply. The properties are part of a "building scheme" specifically designed and created by planners to take advantage of the area's topography, natural heritage and character. I can go on but the list is exhaustive.

Let's get this right Guelph!! Don't bend under pressure from the private development community to increase land stock for traditional development (pave over the greenfield, build single detached house, maximize profit). WE set the rules here. Challenge developers to think outside the box and build in non-traditional ways... if they want to maintain the status-quo, they can head down the 401 to Milton. Progress is pushing the boundaries until they almost break.... push those boundaries!! (and by pushing the boundaries... I certainly don't mean expanding the urban boundary ;)). Be brave and do the right thing for our future generations.

I think that the city is doing a good job review all options and trying to respect all parties even when they are being attacked in a meaningless way.

I do not want to see Rolling Hills subdivision land classification changed in any way.

The evaluation framework of scenarios is too narrow a focus on options. The people of Guelph deserve a wider range of density and height targets.

Keep residents whose properties will eventually be developed according to the scenarios in touch with time lines and any decisions they will need to make. Help residents understand their options as they are approached by developers. This is something that is already happening to home owners in our neighbourhood.

I hope you will continue meaningful public consultation, not just consultation with developers and those who seek, to profit by our growth. We have to preserve Guelph as unique city with its own sense of place.

I may have missed the mark but I thought that the three scenarios were ultimately very similar. Overall I like the direction.

Something that I have been thinking about is that it's very important to preserve and even increase public greenspace, especially with an influx of people moving to Guelph and needing places to go outside. I would be concerned if any developments impacted our already very busy trails and our natural park spaces. The way that Waterfront Toronto has channelled development fees into an exciting, connected waterfront park system over the

Is there anything else you would like to add regarding the evaluation framework?

last 5-10 years is really amazing. I hope that the City of Guelph has similar ambitious goals for using development fees to increase and enhance greenspace in Guelph because with more people living here, we are going to need that. We have beautiful natural heritage here with the rivers and a lot could be done to improve the experience there. Thanks for reading.

Be conscientious about the most vulnerable members of our city, both today and in future. Do not let massive developers run amok and profit massively off of us while not abiding by the character and principles that define who we are as a city.

Use this opportunity to evaluate how the Growth Plan overlays the concepts of Doughnut Economics.

Develop a City Portrait to move towards a safe and just society where we respect the ecological ceiling of our finite planet and all of us thrive above the social foundation.

The planning process and liaison with stakeholder groups seems to have worked well. The initiative has generated a considerable interest and following. The only comment I would make is that the options presented are very similar and do not exhibit a great deal of diversity. Otherwise staff has done a good job!

There are lots of NIMBY naysayers. You'll never please them.

Intensification can be done thoughtfully, and with respect to existing neighbours and to the "feel" of Guelph.

AODA means that fewer (and larger) housing units per development will be required: extra space for elevators, bigger doors, ramps, bigger washrooms.)

Aging-in-place requires more parking spaces for PSWs, house-keepers, etc.

I was terribly disappointed in this process. The 3 options have very little to choose between them and there were many issues raised in the public town hall that were simply ignored. I purposely listened to the workshop provided for Council, hoping that it might shed more light on the issues of concern to me. I did not take note of all the questions, but this is a list of issues that I would have liked more information in order to make an informed and educated decision:

1. How climate change mitigation and sustainability were built into the plan
2. Provision of livable/complete communities
3. Water protection and protection of water recharging areas (there is a good plan developed by someone in the city - which actually does give the detail needed)
4. Transportation and infrastructure
5. How the Dolime quarry would fit into the plan - we are after-all looking to plan until 2051
6. No analysis of development charge projections
7. No discussion of protection of the Paris Galt moraine - for ourselves and neighbouring communities
8. No discussion of how the expansion of the greenbelt and urban river valley protection will affect the plan

Is there anything else you would like to add regarding the evaluation framework?

This process has been long, arduous, upsetting and unfair. As I share with global colleagues on the ongoing fight to protect a neighbourhood in Guelph, Canada - they are as surprised, upset and disappointed as I am. Guelph is my city home of choice and has brought considerable joy and happiness to myself and my family as we proudly tout it as one of the best places to live in Canada. In my opinion, it is incredibly unfair to put homeowners and neighbourhood families in the position that we find ourselves. Never did I think that after purchasing our home and believing that restrictive covenants would preserve the natural landscape and neighbourhood uniqueness and character would we be in ongoing defensive mode with the city to preserve and fight for where we chose to live. This whole experience has been nothing less than highly unsettling and incredibly upsetting.

Proposed urban structure mapping survey results

Comments on place marker and choice selection

This area cannot be adequately incorporated into a complete urbanized portion of Guelph unless it is completely redesigned. This area is a poorly planned legacy of the pre-annexation area of Puslinch Township in the early 1990s. The area should have been comprehensively examined for urban intensification as part of the Clair-Maltby Secondary Plan area. With significant growth allotted to Guelph by the Province this area needs to go and be redesigned to higher density residential uses.

The area south of the new Highway 7 corridor from Kitchener should be added into the City as Employment Lands. Doesn't make sense to have prime ag lands with major employment uses (CEVA Animal Health) serviced by the City and separated by the new highway to be not included within the City boundary and considered as part of the City's serviced manufacturing base.

This plan as a whole further creates the separation of downtown Guelph and the South End part of Guelph. In a city like Guelph, the nodes and corridors approach is not an effective method of planning. A Central Place theory would be more effective.

People seem to think this is an area of Guelph that can be developed but it is not. RH is a complete subdivision with all but one lot having a house on it. It is not a piece of vacant farmland. The people who live there like it, we don't want it messed with. It's not your land. Once the strip of land on south side of Clair is opened up, the rest of the area will fall and valuable properties will be lost. The developers don't care about the community a bunch of crap overpriced tiny apartments don't help anyone. It will ruin the feel of the south end, drive people who provide economic growth out of the area and destroy some beautiful, natural greenspaces, something that is getting more and more rare in our city. We should preserve this not bulldoze it.

With a new central operations centre in the east end, this prime municipal street area can be redeveloped for higher density residential uses; will also require relocation of the Cedar St. hydro substation to a new facility near the sewage treatment plant

This is an old and established neighbourhood, developed as estate residential homes as part of a building scheme in the 1980s. The area includes significant natural heritage features and forms part of the moraines that are critical to Guelph's ground water supply. It represents one of the only areas with this type of home left in the City and therefore should be preserved in its current format.

Comments on place marker and choice selection

The downtown core should be identified as a significant employment area as well as for residential housing to create an area in the city where people can live and work in close proximity.

The downtown core should be identified as a significant employment area as well as for residential housing to create an area in the city where people can live and work in close proximity.

The Clair Road East corridor has evolved from a collector road in the 70s and 80s to now a busy arterial road and truck route. There is no question that this area has changed dramatically. Various forms of residential densities fronting Clair Road East range from townhomes to 6 storey apartment buildings. Urban development extends along both sides of Clair Road East. Uses range from the recently built medium density residential/mixed-uses at Victoria Road, the Guelph Gurdwara and the Clair/Gordon mixed-use node. It makes complete sense to urbanize the remaining Urban Reserve land and along the south side of Clair Road. We also look forward to having the final section of sidewalk completed for a continuous and a safe pedestrian connection along the south side of Clair Road.

People seem to think this is an area of Guelph that can be developed but it is not. RH is a complete and mature subdivision with all but one lot having a house on it. It is not a piece of vacant farmland or golf course. The people who live there like it, we don't want it destroyed. Once the strip of land on south side of Clair is opened up, the rest of the area will fall and valuable properties will be lost. Putting some low rise apartments across the road from a valuable single home will look terrible and pit neighbours against each other and the city so expect long and expensive litigation. The developers don't care about the community a bunch of poorly constructed and overpriced tiny apartments don't help anyone. Given the cost of real estate in the south end, building more tiny apartments is not going to meet the quota for affordable housing just more of the same expensive, units. This will ruin the feel of the south end, drive people who provide economic growth out of the area and destroy some beautiful, mature, natural greenspaces, something that is getting more and more rare in our city. Trying to develop that small strip along Clair south is a terrible move.

The majority of this area is already developed. Rolling Hills in particular is a mature established neighborhood. Although over the years Clair Rd East has evolved residents have adapted well and continue to live in this stable community. The Rolling Hills subdivision also has significant NHS and tree cover which aids with ground water run-off of three different moraines. Development of this area would compromise all of this.

Although this has been a wonderful way for folks to live the options for population growth and housing are limited except in this area. Folks can use public transit and walk to all services- schools, library, groceries, medical, - literally every service can be accessed by bike, foot or car. Makes for a better way to improve green living options for many vs a few.

The area does not lend itself to easy development without seriously altering and damaging the natural environment. The properties are part of a building scheme specifically designed and created by planners to take advantage of the areas topography, natural heritage and character. There is literally nothing like these estates in Guelph and demolishing them and destroying the beauty of the nature they preserve would be a huge mistake. There are plenty of other areas to build medium and high density. These are our homes and we would be devastated.

Comments on place marker and choice selection

This is an EXISTING neighbourhood. How can you arbitrarily draw a line through 5 or 6 properties along Clair Rd (South) and slate that for development? It is unbelievable that a planning department could be so willfully blind to that fact that THIS IS NOT JUST SOME BLANK SLATE to draw lines wherever they want. Besides making absolutely no sense at all, this small strip does almost nothing towards meeting provincial targets, it's laughable. The only thing it does is highly aggravate individual landowners of Rolling Hills, most of which will protest this ridiculous proposal.

York and Victoria are identified as an intensification corridor. Not sure why this was removed. It should remain as an SGA and intensification corridor.

The idea of an office node near the train station is outdated. A mix of high density housing and employment uses is needed near the train station

The Quebec Street mall should be targeted for residential intensification to maintain the viability of its retailers.

In reviewing the background 'Shaping Guelph' planning documents, this built-area area is ideal for intensification to address City Vision and Principles for Growth. The area is well-situated for intensification activity (at the junction of 2 arterial roads) and does not impact NHS (natural heritage system) or wellhead protection areas. A new-urbanist community design similar to the Clair fields subdivision could yield over 6000 people (currently the Rolling Hills area has approx. 150 people on 55 lots).

Rolling Hills is a unique neighbourhood in Guelph and should not be destroyed in the interests of development. The price is too high when it comes to protecting an attractive residential option and a valuable natural environment that cleans much of Guelph's drinking water and provides habitat to countless flora and fauna. Furthermore, the vast majority of local residents oppose any development in this neighbourhood and will resist any change on the basis of the existing restrictive covenants and Building Scheme established by Armel at inception.

I strongly disagree with Rolling Hills area being included in the plan for Guelph's growth management strategy once again after we the majority of land/home owners had all opposed the same idea a few years ago and it was very clear at that time that we were not interested in considering this development now and in the future. I was quite surprised that it was put back on the table.

This would disturb all environment and have a negative impact on the ground water run-off

This is a part of the former Ontario Reformatory Lands and must be preserved as a Cultural Heritage Landscape Heritage Conservation District and kept open for public access, walking, birding, etc.

This area is within walking distance of retail, commercial, and schools, making it a great location for townhouses and/or other forms of medium density residential.

This also is part of the former Ontario Reformatory lands and must be preserved as a Cultural Heritage Landscape.

I feel the City of Guelph should maximize the use of existing infrastructure i.e. roads, sidewalks, sewers, and develop on both sides of Clair Rd with higher density residential units.

Why is this proposed strategic growth area designated as greenfield when in fact it is already a developed community on both sides of Clair Rd?

Guelph has Riverside Park, Exhibition Park, Preservation Park. A big chunk of this area could be Reformatory Park.

Comments on place marker and choice selection

This part of town has many apartment buildings. You'd have to have a massive buffer between buildings and the Hanlon.

Could this building be turned into stores at street level, offices on 2nd floor, and then apartments?

This is a designated Heritage property. (341 Forestell Road)

There should be a buffer between it and the employment lands.

If we're going to put apartment buildings in the Willow West Mall Parking, we should also put them in Stone Road Mall.

Great area for employment lands.

Appendix B – Virtual town hall summary

Introduction

The virtual town hall was held on April 15, 2021, at 7 PM through WebEx and streamed on the City of Guelph's website and Facebook page. Susan Hall of LURA Consulting was the moderator for the panel that evening. For the first part of the presentation, Natalie Goss, Senior Policy Planner with the City of Guelph presented the overview of the proposed growth scenarios evaluation framework. Paddy Kennedy of Dillon Consulting gave a brief explanation of the evaluation framework, themes and criteria.

Jamie Cook of Watson & Associates provided an overview of the three growth scenarios. Natalie Goss from the City of Guelph then talked about the proposed urban structure. After the two-part presentation, a question and answer period followed.

A total of 20 participants logged into WebEx to participate, with 20-24 people viewing the Facebook live stream of the event. The summary of questions asked and the responses provided are below.

Question and answer

Questions and comments are noted below. Questions are noted with a "Q", comments are noted with a "C", answers are noted with an "A".

Q: How is the Dolime area being considered given the direction of Guelph Eramosa Township, the City of Guelph and the landowners?

A: The quarry lands are not in the City's borders (they are largely in Guelph-Eramosa Township), so this property is not currently included in Guelph's Official Plan. Because this is still a proposal under consideration, how this land would fit into Guelph's plans for growth hasn't been determined, and it cannot be considered in making plans for Guelph unless and until the land is moved into Guelph's boundary.

Q: Which option gives us the greatest amount of parks and greenspaces? Is getting more greenspace the trade-off for higher density?

A: All options provide opportunities for parks and greenspace and enhance and protect the City's natural heritage system. When considering each scenario, the plan is to make the most efficient use of land for urban uses and growth. Usually, the higher the density, the more space there is on the ground for other things to happen.

Another benefit of higher density housing is to provide a good backbone for transit networks and systems. The more density in an area, the higher chances for better transit services provided.

From a housing market standpoint, it is important to provide a whole range of housing structures and options. There will be diverse people moving into Guelph in the next 30 years, from first-time homebuyers to young single individuals, families, growing families with children, empty nesters, and seniors. Since our population is aging, there is the need to consider housing for seniors' group that may require higher density housing options. This includes higher-density housing such as seniors housing, assisted living, and other similar types of supportive housing. Also, from a housing ownership perspective, rental housing supply will likely come in the high-density form.

Q: What do the three scenarios say about the provision for parks as we currently have a deficit in most areas of Guelph?

A: The City of Guelph is also working on its Parks and Recreation Master Plan, which focuses on the current supply of parkland the future demand. The final growth scenario chosen will help inform this Master Plan. The two plans go hand-in-hand; the Parks and Recreation Master Plan needs to know the projection of population to accommodate in a given area to adequately plan for the park space needed in specific neighbourhoods in the City.

Q: Does high density equates to high-rises?

A: It is meant to reflect and accommodate the apartment category, ranging from low-rise to mid-rise and to high-rise.

Q: Could you speak to the density in the Guelph Innovative District (GID) area?

A: The GID is planned to be a relatively compact community with a mix of limited low and medium density and a significant amount of high-density housing. The employment in that area is projected to be higher than the City's average. In the future, the GID area is expected to accommodate the City's major office demand.

The entire greenfield area for the GID is planned to meet a minimum density target of not less than 90 persons and jobs per hectare. A small Community Area surplus (43 ha) has also been identified under each of the three growth scenarios. This Community Area surplus primarily relates to potential lands identified in the GID for Major Office and high-density, which may take longer than 30 years to develop fully. Other DGA lands identified for high-density development outside of the GID and Clair-Maltby may take longer than 30 years to develop fully.

Q: How are renewable energy initiatives such as "Renewable 100%" and climate initiatives like "Net-Zero 2050" being incorporated in the Shaping Guelph Plans?

A: These are all key elements that will be looked at when evaluating each of the growth scenarios and community and stakeholder input on determining what should become the preferred growth scenario. There are several evaluation criteria woven throughout the growth scenarios. This will help understand which growth scenario could be the best possible option for climate change mitigation and adaptation and become a net-zero community. There are various trade-offs for each scenario, so a more detailed analysis and evaluation is still needed to make the best decision.

Q: Which growth scenario would provide greater housing choices?

A: Scenario three would provide a greater diversity of housing mix, with the largest range housing types.

Q: Is the downtown height limit open for discussion yet, or are we limited to paving greenfield or low height infill?

A: The Downtown Secondary Plan was approved over the last decade, and the City is not expecting to evaluate all the heights within the Secondary Plan. Certain areas within the Secondary Plan are currently permitted to exceed the maximum allowed building heights through height and density bonusing. However, height and density bonusing were removed from the Planning Act, so we are no longer allowed to increase height and density in exchange for community benefits. Therefore, the City is looking at specific downtown areas

to determine what the maximum building heights should be. It has been determined that there has been capacity built within the Secondary Plan to accommodate growth beyond 2031, as they are approved now.

Q: What is the anticipated capacity to recover infrastructure costs for property development under these three scenarios?

A: The physical impact associated with each scenario will be assessed overall, and a detailed evaluation will be performed for the selected scenario. It is still difficult to determine the financial impact at this stage, but it is a key aspect to be looked at.

Q: Where are we with regards to population targets in the Built-Up Area (BUA) right now with the development applications recently approved and currently in the queue?

A: Since 2006, the City has experienced 49% of its residential growth within the BUA. Currently, the City's target is 40%.

Q: By sourcing water outside the City, is this a 'big pipe to Lake Ontario' scenario similar to what happened in Milton, opening the door to massive future development?

A: Through the City's Water Supply Master Plan, any additional water supply sources would be looking at the potential of new sources. This includes drilling new wells or making more efficient use of ones that have come off-stream and needed to be remediated and put back into service.

Q: The Built-Up Area (BUA) definition dates back to 2006. Shouldn't the urban structure be updated to show what has happened over the last 15 years to plan the current City?

A: The term BUA was established and defined by the Province as part of the original growth plan in 2006. It is a consistent term and measurement that moves through different growth plans over time. It can also be used as a standard measurable for comparing how much growth is directed in already developed areas. The BUA is a consistent term used across many municipalities' growth plans in the Golden Horseshoe Area, so every BUA is measured by the same baseline criteria from 2006.

Q: The former Chemtura factory redevelopment at 120 Huron Street seemed like an ideal candidate for reduced parking requirements as it offered secure bike parking and its location was ideal for active transportation and transit. Will there be more of this type of development approved with reduced or even no parking requirements in similar locations?

A: The Shaping Guelph Plan looks at the capacity to accommodate growth throughout the City, but it does not look at site-specific considerations. However, the City is also doing a comprehensive zoning by-law review. The review looks at the minimum and maximum parking rates, bicycle parking rates, and other transpiration demand and measures.

Q: What is the City doing about the affordability of housing.

A: The City has an Affordable Housing Strategy that sets a target of 30 per cent for new residential development to be affordable on an annual basis. Affordable housing is monitored by the City each year with an affordable housing monitoring report available for public access.

Shaping Guelph explores how and where we should grow to plan for our forecast growth to 2051. Shaping Guelph is looking at how much land we need for different types of uses, and

what our housing mix should or needs to be over the next 30 years to accommodate our growth—providing a mix and range of housing types and housing choices in the market for consumers.

High density is not always the answer to affordable housing. Certain medium-density housing types can be more attractive to low and moderate-income households. That is why it is important to increase medium-density housing and provide a good housing mix.

Q: How will the City use public feedback?

A: Community input provided as part of the growth scenario stage of Shaping Guelph will be used to inform the selection of a preferred growth scenario and, ultimately an updated growth management strategy for Guelph. The community input received throughout Shaping Guelph has already been used to inform an updated vision and principles for growth, the selection of growth scenarios, and the proposed urban structure.

Q: The goalposts through which the options have been developed are quite narrow. Are there other more robust options being considered?

A: Unlike other areas with two-tier planning system, the City of Guelph is more limited because it is a single-tier municipality. Due to this reason, a fixed Urban Growth Boundary, and the fact that current Greenfield areas in the GID are already planned, there are fewer options.

Q: When will the Shaping Guelph report be presented or received at Council?

A: The next check-in with Council will be with a preferred growth scenario and management strategy. It is currently anticipated to be sometime in the fall of 2021. That work will inform updates to the City's Official Plan, then taken to a statutory open house and public meeting. These are steps towards having an amended Official Plan approved sometime in June 2022.

Q: Was there any liaison with the County of Wellington to consider opportunities for expansion and growth options beyond the Guelph boundary?

A: Although there are conversations with the County of Wellington, growth expansion is not a topic being explored to date. The City's currently available Greenfield Areas and Built-Up Areas are sufficient to accommodate growth, so the idea of expansion is not being considered at this stage.

Appendix C – Stakeholder roundtable summary

Introduction

On April 20, 2021 the City of Guelph hosted a virtual roundtable discussion with identified stakeholders to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure. Susan Hall of LURA Consulting started the roundtable with a land acknowledgment and an overview of the meeting agenda. This was followed three presentations, each followed by questions and discussion period. The presentations were from Natalie Goss, Senior Policy Planner with the City of Guelph, Kelly Martel, Associate with Dillon Consulting, and Jamie Cook with Watson and Associates. Natalie Goss provided an overview of the background planning context and proposed urban structure; Kelly Martel presented the proposed growth scenario evaluation framework; and lastly, Jamie Cook explained the three growth scenarios.

Susan Hall and James Knott of LURA Consulting facilitated the question and answer discussions with all attendees. Eight representatives of six local organizations attended the stakeholder roundtable. The following organizations were represented:

- University of Guelph
- Upper Grand District School Board
- Guelph Chamber of Commerce
- Innovation Guelph
- Guelph Economic Development Advisory Committee
- Cowie Capital

A summary of the questions and answers and the roundtable discussion are provided in the next three sections. Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A'.

Discussion on proposed evaluation framework

Participants were asked to raise any questions or provide any feedback comments after a presentation on the evaluation framework. Participants were asked the following questions:

- *What are your thoughts on the proposed evaluation framework?*
- *What criteria may be missing that are essential to inform the selection of a preferred growth scenario?*

Participant responses to the questions are summarized below.

Q: Many developers have previously disagreed that there is available land to achieve the growth targets due to various constraints. Has the City reviewed this issue and made adjustments before confirming the three proposed scenarios? Can these three scenarios accommodate the projected growth?

A: Under the new land use assessment methodology guidelines, there is more leeway to look at the supply from both a quantity and quality perspective. This is different from the previous assessment since it is more rigid. The project team has applied a long-term vacancy adjustment to acknowledge that some City land might not be developable over the long-term planning horizon. The three proposed scenarios will accommodate all the growth projected despite the potential long-term vacancy land.

Q: In the past, school boards have not been prepared for the projected growth and can get overwhelmed in accommodating the growth in enrolment. This is a major challenge for schools. Has where the population growth is coming from and what opportunities or challenges there might be been discussed?

A: More work will need to be done to look at sub-area analysis, and the school board review area is part of the next school board accommodation plan, which is usually done every five years. This work sets the stage for more work to come.

C: There are potential concerns around substance use issues in school areas in terms of public health and safety. There should also be social services and support in place to help mitigate the risks and assist people in need.

Q: For the Economic Growth theme, have there been investigations into what kinds of businesses would stimulate more economic growth, such as adding more service versus manufacturing? Would that affect the zoning by-law in terms of where people are working?

A: There will be a sectorial breakdown with clustered analysis on employment. The employment strategy would also help look at precisely what kind of jobs would be accommodated at the ground level.

Q: Is there any value in looking at land ownership throughout the City? Scenarios can be out of City's hand if a large piece of land is being bought by developers.

A: It is a little challenging to plan based on land ownership, but it may be worthwhile to investigate the ownership status to understand things such as employment.

Q: There does not seem to be a key component considering the cost of growth?

A: Cost is indeed an essential component of the evaluation, and it is nested under the transportation, infrastructure, financing theme.

C: One additional criterion for the scenario evaluation should be parking availability. For example, the City wants fewer cars in downtown, but the developers do not want to cut down the parking supply. If there is no parking, then there will be issues throughout any designated area.

Discussion on three growth scenarios

Participants were asked to raise any questions or provide any feedback comments after the three proposed growth scenarios were presented. Participants were asked the following questions:

- *What do you think works well?*
- *What challenges should be considered?*
- *Which growth scenario do you prefer? Why?*

Participant responses to the questions are summarized below.

Q: Were these scenarios developed before seeing a more significant exodus from Toronto due to COVID-19?

A: The project team has been tracking the impact of COVID-19 since the pandemic started. It is interesting to see how the housing market is reacting to the pandemic. The project team is getting better at understanding how the pandemic can affect the housing market with all the trends and analyses. To some extent, it has had an accelerating impact on the

housing demand. This will have a near-future impact, but the long-term remains unclear, and the project team will continue to monitor this.

Q: How do you define accessory apartments, and where do rental apartments fit?

A: Accessory apartments are essentially secondary or third suites that are permitted under the Planning Act. They are mainly being accommodated within stable residential neighbourhoods in the BUA, where there is room for additional parking and space. However, there are possible opportunities in the greenfield area as well.

Q: Do these strategies have the opportunity to converse with service providers? Since there will be infrastructure needs for cell phone and internet services.

A: These technologies are critical for working and living at home. However, this is not addressed yet specifically in any of the City plans. The project team will look further into this question.

Q: Do these strategies also have the ability to suggest to the City to make new by-laws regarding accessory apartments and secondary suites to help with housing affordability?

A: In December 2020, the Council approved zoning bylaw changed to align with the Planning Act and its permission to allow accessory housing. Now the City's zoning bylaw permits two additional accessory dwelling units on a lot. The City is hopeful that this would open up more development opportunities for accessory housing.

Q: Is there any consideration being given to expand our boundaries?

A: Part of the Shaping Guelph process is to confirm whether the City has the capacity to accommodate all forecasted growth within its current boundary. The Growth Plan is particular about when it is appropriate to consider boundary expansion. With the work done so far, the City believes there are sufficient opportunities to accommodate all the projected growth with the BUA and DGA. Therefore, the City has not considered a scenario that looks at the expansion of the settlement boundary.

C: The subtlety of the numbers makes it difficult to pick a scenario. The numbers are very close, and the similarities are challenging in understanding the differences between the three scenarios.

C: Scenario three is favourable because of the amount of residential buildings added. It is also more appealing to have more low and medium-density housing across the City. It also provides the possibility of more affordable housing and will have more opportunities for rental apartments. It might also be helpful and important to look at what other municipalities are doing and align with their strategies in terms of affordable housing.

C: Intensifying growth areas is more desirable than sprawl. It makes the City more walkable, and the denser it is, the more interesting it can be on the ground because there is more walking traffic.

C: Single dwelling does not necessarily mean single-family housing. It can also be an opportunity for multi-generational families and larger families within one dwelling.

Q: If the City is to build all these high-density areas, is there anything in place to prevent people who do not live there from purchasing property and using it for short-term rentals? Since this can increase the market price and push affordability to the edge.

A: The plan has not gone into those details. The City currently has an Affordable Housing Strategy, and this work will inform that strategy. The growth scenarios also try to identify more opportunities for medium-density housing to address affordability.

C: High-density often means more vehicles and the need for transportation. Will there be enough grocery and convenience stores for people to shop near their homes? When thinking about this from Jane Jacobs' perspective, walkability and complete communities are very important. It is more than just the house, but also whether people have access to amenities within their own neighbourhood. Additionally, community centres, a sense of community and social gathering spaces are also essential.

Discussion on proposed urban structure

Participants were asked to raise any questions or provide any feedback comments after a presentation on the proposed urban structure. To prompt discussion, participants were asked the following questions:

- *Are there any areas identified that should not be considered a strategic growth area?*
- *Are there areas that should be considered for strategic growth that are not identified?*

Participant responses to the questions are summarized below.

Q: Although the growth scenarios are planned to be accommodated within the City boundaries, has the City accounted for adjacent land uses in neighbouring municipalities?

A: Yes, the City collaborates with neighbouring municipalities to make sure this is accounted for. Most of the City is surrounded by agricultural land or a significant natural heritage system, so there are not many adjacent urban uses.

Q: How does the proposed urban structure inter-relate with the growth scenarios?

A: The proposed urban structure can work with any of the scenarios selected. Even if a scenario is selected, there still needs to be a focus on where most of the growth is happening. More growth areas may be necessary to accommodate growth.

Participants were asked to provide feedback on the strategic growth areas for the North End:

C: Overall good choices for densifying and strategic growth.

Q: There is a piece of land within the GID, is that considered for growth?

A: It is planned for intensification but more on the employment side. The GID is also planned and designed to be a complete community of itself.

C: The City needs to be accommodating for people who are homeless and struggling with substance use, and they will need access to services.

C: These areas are good choices but also the only possibilities.

C: Perhaps Speedvale could be considered as a place for growth.

Participants were asked to provide feedback on the strategic growth areas for the South End:

C: Gordon Street strip is very narrow. It seems to be difficult to build communities in such narrow strips of land. Is it possible to broaden the strip east-west to plan for a more village-like community?

C: The node around Clair and Gordon is great; it will help build more community.

Appendix D – Rolling Hills community stakeholder roundtable summary

Introduction

On April 20, 2021, at 7:00 PM, the City of Guelph hosted a virtual community roundtable discussion with residents of the Rolling Hills area to receive feedback on the three growth scenarios and proposed urban structure for the City of Guelph. Specifically, there was a focus on the growth options for the Rolling Hills neighbourhood during this meeting. In total, 40 participants signed in to attend the roundtable meeting.

Jim Faught of LURA Consulting opened the meeting with a Land Acknowledgement and an overview of the agenda. This was followed by a round of presentations from Natalie Goss (providing the Provincial Policy context of Guelph's Growth Plan and later the proposed urban structure), Senior Policy Planner with the City of Guelph, Kelly Martle (explaining the evaluation framework for the growth scenarios), Associate, Dillon Consulting, and Jamie Cook (presenting the three options for growth to 2051), Watson and Associates Economists.

Following the presentation, Jim Faught of LURA Consulting facilitated a question and answer period and a roundtable discussion with attendees. A summary of the questions and answers and the roundtable discussion are provided in the following section. Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A.'

Questions and answer

Q: If a target for south Clair-Maltby lands has a minimum of 50 people per hectare, what is the minimum persons per hectare target for the lands along the South Side of Clair Road - Rolling Hills Lands?

A: Rolling Hills Community was removed from the Clair-Maltby Secondary Plan (CMSP) from a land use perspective, so it was not included for any density calculations for the CMSP. Through the Shaping Guelph process, the future land uses for Rolling Hills can be identified and changed; hence, no density has been determined yet for the Rolling Hills neighborhood. If the strategic growth area in the proposed urban structure is approved, a density target would need to be determined for the land included in the strategic growth area.

Q: What is the difference between the urban structure proposed for the north side versus the south side of Clair Road?

A: The north side is included (which most parts of it developed) because they form part of the corridor and community along Clair Road and contribute to the area's intensification. The strategic growth area proposed is more than just looking at opportunities for intensification, but also considering the local transit connections and community building of the area.

Q: What does the "reserve lands" designation mean?

A: It is a land use category in the Official Plan and generally refers to the Clair-Maltby Secondary Plan (CMSP) area. It is a land use designation that permits existing uses but acknowledges that there is potential for future different land use after studies are done to determine what is appropriate.

C: You talk about Rolling Hills as though it is an area of non-developed land; you can't have it.

C: Well done. Rolling Hills Area proposed is ideally suited to contribute to meet the overall targets.

Q: In some of the plans, there is a road from Maltby to Clair that would turn Carlaw into a through road. Is that still on the plan?

A: With the removal of Rolling Hills in CMSP, there is no longer a full road shown going through that area.

Q: In scenario 3, it is indicated that density will be reduced with predominately medium-low density. How are you going to change the CMSP if it is already completed? Will there be another consultation process?

A: The CMSP process is still ongoing. Council did endorse a preferred community structure back in 2018, and that work eventually became the draft secondary plan. Within the preferred structure and ongoing CMSP, there is a range of densities. Scenario 1 and 2 are premised based on the midpoint of that range. Scenario 3 is still within that range of density but on the lower end because it redistributes some of the units in the Clair-Maltby area to the built-up area (BUA).

C: With the proposed strategic growth area on the south side of Clair road, it will inevitably affect the lots along Kilkenny Place and Megan Place. How is the City going to deal with that?

C: Residents have indicated that they have no intention to develop their lots. The stub from Clair-Maltby to Rolling Hills is pointless and connects to nowhere. Therefore, it should be removed as it opens up the clear possibility of a North-South road extending from the Strategic Growth Area into the Clair-Malty residential area.

Q: For many of us, we are seeing the scenarios for the first time. Could you please go over the differences again?

A: Scenario 1 does not assume any redevelopment of Rolling Hills. All of the growth is contained in the BUA outside of the reserved lands.

Scenario 2 assumes that the northern portion of Rolling Hills will be redeveloped. Some of the high-density development units identified in the strategic growth area are shifted towards more housing options within the northern section of Rolling Hills, but the overall target is the same.

Scenario 3 assumes both the northern and southern portion of Rolling Hills will be redeveloped. Some of the high-medium-low density housing is shifted from the Clair-Maltby area into the BUA. It increases the BUA intensification target to 55%.

Q: Why is the bottom of some lots in the south end of Rolling Hills coloured in green? These are not old-growth trees and it's becoming a nice forest, but why is it a significant natural area?

A: The City has conducted a natural heritage study completed in 2010 that determined the land use. More information can be provided on what it is designated as.

C: Interestingly, the green area keeps changing based on how the map is presented. There is no old-growth there, so it is unnecessary to be held back simply because that area is coloured green since it is supposedly not a significant natural area.

Q: What information and studies have been conducted regarding predicted traffic flow? Is there an intention to make Carlaw a through road when in fact it is immediately beside Victoria and what is the planned expansion of Victoria Road to Maltby and Maltby itself?

A: Victoria and Maltby are being looked at through the CMSP and the City's Transportation Master Plan. The Shaping Guelph Growth Plan doesn't look at arterial roads that deeply, but arterials roads are being assessed in detail through CMSP. However, local roads through Rolling Hills are not being examined because they are not included in the CMSP study.

Q: Is the Secondary Plan density to be determined prior to the Comprehensive Review? Otherwise, how do you determine the scenarios for the BUA without knowing that piece of the equation?

A: Key targets that are required for density and intensification are already established through the CMSP. The Guelph Innovation District formed most of the greenfield density in that area. That GID density was then combined with the remaining greenfield density to establish the overall density target.

Q: When individual lots are identified along the south side of Clair Road, are they determined to be suited for medium density development?

A: The City has not yet determined what the land uses should be on the south side of Clair Road; they are just categorized as reserved lands. Typically, the land uses at nodes and corridors are a mix of commercial, mixed-use, medium density, and higher density.

C: The controversial aspect for many Rolling Hills residents is that some want this land to be developed, and some do not. From the City's perspective, this piece of land is designated to be developed for something, although not yet determined what the exact purpose would be. If individual landowners want to develop their lot, they can apply to do so. Residents are concerned that their land use application, or if they refuse to develop their land, may result in litigation with the City.

Q: What if owners along Clair are in agreement and want to develop?

A: The City will weigh together all the feedback received through public engagement, stakeholder meetings, conversations with individuals and survey inputs. In addition to the technical work completed to date and also running each scenario through the evaluation criteria. A professional planning recommendation on land use would be formed with all these taken into consideration.

A: The other way to change land use is through private development applications. Any property in the City can advance a private application to change land use designation.

Q: Can community members receive the population allocations made in the Growth Scenario for the Rolling Hills neighbourhood? If the City decides to designate the south side of Clair Road as a Strategic Growth Area, and if that is part of the Official Plan, can it be appealable?

A: The Growth Scenario Technical Brief would provide the information requested. The City is working with Province on what portion of the Official Plan would be able to be appealed if someone is to appeal, and what portion would not be.

Q: The City mentioned how residents of Rolling Hills would not be forced out and would need to apply for land use changes in order to sever or sell lots. Could you please expand on this further? How do the restrictive covenants Rolling Hills residents have on title prevent them from doing so, or even allow such a change?

A: The restrictive covenants are not a factor into long-term planning decisions or planning work, because they are between a landowner and the developer. The City is not involved in that process, and they do not affect planning decisions. Landowners control what they want to do with their land based on the land use designations and zoning regulations. If a landowner chose to redevelop their property, they could apply to the City to redevelop their lot. There are no requirements or conditions to force landowners to redevelop.

C: Some Rolling Hills residents do not feel comfortable being represented by specific few community members who spoke at the meeting.

Q: Apart from 331 Clair Road are you aware of any other owners within Rolling Hills that still wish to develop their land?

A: Currently, there are no active applications for any properties within Rolling Hills.

C: City planners in the past have touted the Clair-Maltby development as some master-planned community, but how would that be possible with 52 different landowners with different agendas? This is not simply a few chunks of farmland or golf course.

Q: Do planning principles speak of transitions between variable density areas? How would turning lots at the top of Rolling Hills into low-rise residential comply with that concept when it directly abuts the existing low density and forested lots?

A: Transition is an important consideration; however, the plan is not that far into the process yet. Currently, it is more a high-level conceptual planning stage. Based on the technical work completed so far, the land on both sides of Clair Road provides some potential opportunities for some intensification. The existing Official Plan does have policies that speak to the transition between land uses, heights and densities throughout the City.

Q: Whether or not the Rolling Hills owners choose to develop, will the "through road" along Carlaw still be built? Is it possible that future infrastructure is put into place "in the hopes" of future development?

A: If in the future if development is possible, then maybe a local road network will be created; but the City is not planning to build a through road there.

Q: Some residents of the Rolling Hills community are interested in developing. If they want to bring forward a plan, are they allowed to do so?

A: They can bring forward an application to seek changes in land use designation and zoning for properties. In this case, the reserve lands designation indicates that further City studies are needed to comprehensively assess the potential land use. This is currently happening through the CMSP process. However, because Rolling Hills was removed from the CMSP process and directed to the Shaping Guelph process, it would be appropriate for the Shaping Guelph process to look at urban-type land uses for the reserve lands in Rolling

Hills. This process does not prevent individuals from submitting a private development application. Still, the City highly recommends allowing the study assessment to be continued so land use can be looked at from a City-wide basis.

Q: When will Clair Road be widened to four lanes from Dallan property to Victoria Road?

A: That type of planning would be considered through the Transportation Master Plan.

Q: How does the City perceive they can move forward with the redevelopment of Rolling Hills with 52 residents who have different agendas?

A: This is exactly why the roundtable meeting and all other engagements are critical to the planning process. It is to start the conversations and understand residents' perspectives and balance that with the different views of people living across Guelph. There are still many opportunities to participate in this decision-making process before submitting it to Council for approval.

Appendix E – Development industry stakeholder roundtable summary

Introduction

On April 28, 2021 the City of Guelph hosted a virtual roundtable discussion with identified stakeholders in the development industry to collect feedback on the proposed growth scenario evaluation framework, the three growth scenarios, and the proposed urban structure. Susan Hall of LURA Consulting started the roundtable with a land acknowledgment and an overview of the meeting agenda. This was followed three presentations, each followed by questions and discussion period. The presentations were from Natalie Goss, Senior Policy Planner with the City of Guelph, Kelly Martel, Associate with Dillon Consulting, and Jamie Cook with Watson and Associates. Natalie Goss provided an overview of the background planning context and proposed urban structure; Kelly Martel presented the proposed evaluation growth scenario framework; and lastly, Jamie Cook explained the three growth scenarios.

Jim Faught, Susan Hall and James Knott of LURA Consulting facilitated a roundtable discussion after each presentation with all attendees. In total there were 14 representatives of 11 local organizations attended the stakeholder roundtable. The following organizations were represented:

- Armel Corporation
- Astrid J. Clos Planning Consultants
- Fusion Homes
- GM BluePlan Engineering Limited
- GSP Group Inc.
- IBI Group
- MHBC Planning
- Stantec
- SkyDev Real Estate Development
- The Guelph & District Home Builders' Association (GDHBA)
- The Tricar Group

A summary of the questions and answers and the roundtable discussion are provided in the next three sections. Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A'.

Discussion on proposed evaluation framework

Participants were asked to raise any questions or provide any feedback comments after a presentation on the proposed evaluation framework. Participants were asked the following questions:

- *What are your thoughts on the proposed evaluation framework?*
- *What criteria may be missing that are essential to inform the selection of a preferred growth scenario?*

Participant responses to the questions are summarized below.

C: One of the criteria that may be missing is the current housing crisis and supply of housing. The City needs to make sure the supply of land is coming as it is needed. The City also needs to make sure that there is capacity to accommodate the growth within the City.

Q: Why is 18 storeys the maximum building height in Downtown Guelph? Other cities have taller buildings in their downtown area.

A: The City has an approved Downtown Secondary Plan (DTSP) that balances heights and density across downtown in consideration with development requirements and cultural heritage resources. Currently, in certain areas of downtown maximum heights are permitted to be increased through bonusing under the Through the Growth Plan process, the City looked into increasing height through planning act. However, permission for bonusing has been removed by the Province and there are no plans to change the land use designation or ultimate 18 storey maximum building heights downtown.

C: One of the scenarios allocates more than 50% increase in the BUA. If that ends up being the preferred option, wouldn't that include the Downtown area and potentially open up the UGC for more height and density if implemented?

Q: Is the criteria individual or grouped? Some of them seem to be two different criteria and should be separated. For example, there is one that puts affordability and choice together.

A: If the current evaluation framework is unclear about differentiating the criteria, the working group will look into separating and clarifying those points.

Q: How does the City plan to accommodate families with the built form they prefer and need while keeping it affordable?

A: This is a challenging aspect of the study. First, the study looked at the broader picture, then look at the general market beyond Guelph and housing demand. Next, we looked at the demand trend and prediction. Long-term demand looks at what kind of shift would be happening in the housing demand. As the population ages, the shift would be towards higher density. Currently, these growth scenarios are trying to provide as many choices as possible for the population, including millennial families. Townhouses can be the most appropriate choice for entry-level homeowners, which balances accommodating a family while being affordable.

Q: Supporting housing choice and affordability is a big issue, and there are lots of questions on what the City wants to achieve. The criteria raise some questions about community and market needs, demand and market pressure, and affordability objectives. The pandemic is also here to stay for a while, and it impacts immigration. When those flood gates open, there will be demand for a certain type of housing. How does that unpredictability fit in? What are the opportunities in Wellington County? This is important for the discussion now since there are many similarities but a narrow focus in the goalpost.

A: There is a whole report coming on the background details of the proposed growth allocation. It will also discuss the amount of migration required, migration by type, and household formation and housing use by type. The migration growth forecast is based on historical trend so it should be accurate.

C: Choice and affordability should be separated. Developing a balanced community and providing choices to immigrants and people moving into the City is important.

Discussion on three growth scenarios

Participants were asked to raise any questions or provide any feedback comments after a presentation on the three growth scenarios. To prompt discussion, participants were asked the following questions:

- *Which growth scenario do you prefer? Why?*
- *What do you think works well?*
- *What challenges should be considered?*

Participant responses to the questions are summarized below.

Q: With respect to Clair-Maltby, the density does not seem to be approved yet, and will scenario three change the density in Clair-Maltby?

A: The density in Clair-Maltby has been endorsed by Council, although not received full approval yet. Scenario three is still within the permitted density and growth range but towards the lower end of that range.

Q: On one of the slides, it shows 25,000 new units in 30 years, which is different from the total number of units of 31,195 shown on another slide. Are accessory apartments the reason for that difference? How many singles and semis are proposed to be built annually?

A: Growth does slow down over the longer term. More growth is needed in the long-term because the population is aging, so there is downward pressure. We will need to double-check on the slides to confirm the reason for numbers of unit difference.

Q: The target for the greenfield areas states either 66 or 64 people and jobs per hectare; however, at the Council presentation jobs are not included in that number, and it is shown separately as 46 jobs per hectare instead. What is the correct way to interpret this number?

A: The updated growth plan in 2017 excluded most employment areas from the density calculation. This is because the density from employment areas is typically low, which caused residential density inflation to compensate for that lower employment density. The Province has since excluded employment density from the growth density calculation in greenfield areas, but it still includes some community-related jobs. The employment area is calculated separately.

Q: Is there a change in the Official Plan due to excluding the employment areas? Will there be two types of growth in the greenfield area?

A: The calculation still includes population-related jobs, so there will still be jobs considered in the community areas like retail and commercial. However, the plan also requires the City to establish density in the employment areas as well. Therefore, although employment areas are not part of the overall calculation, they still must be assigned a density. The Province is not asking employment areas to meet a minimum requirement, but they still need to establish a growth target, which is now 47 jobs per hectare.

Q: If the City meets the minimum requirement of 50 people per hectare in the residential areas, wouldn't an annexation be required to accommodate the growth?

A: Since the Council is not considering annexation, all growth is contained and can be accommodated within the available land.

Q: In scenario one, some buildings that are supposed to be in the BUA were shown to be built on what is previously greenfield land. The public might get confused since they may assume that densifying means to demolish older buildings and build new denser ones. What is the exact situation here?

A: The growth plan does include some greenfield areas that were captured within the BUA boundary at the time it was defined. The working team will make sure to clarify that situation in the report.

Q: How will the growth plan accommodate people and provide enough open space when 50% of the growth needs to be within the BUA?

A: Although this issue is not being addressed for the growth plan review, a few other master plans are being done, including the Parks and Recreation Master Plan. The growth plan working team works closely with other master plan groups to determine where growth occurs and determine the best way to address these concerns.

C: Many industry clients are looking to develop sites with new geothermal technology. Since there are concerns about contaminating the underground water supply, developers have to go horizontal instead. There are discussions on whether the geothermal system can be built under City land and parks. This brings up the question of what else can go into the park that might support the greening of the City's infrastructure? This could be a discussion added to the Parks and Recreation Master Plan.

Q: Is there any intention to change land use designations to achieve these density targets?

A: Yes, it is possible under the Official Plan.

C: All options are very similar in terms of the overall density. More intensification in one area can provide more opportunities for other things to happen. The important thing is to ensure that the areas designated for growth can actually be redeveloped. This includes many considerations such as natural heritage limitations, cultural limitations, technical limitations, and environmental implications. It could take a long process to redevelop a piece of land.

Q: The City is not there in isolation; there is the neighbouring County of Wellington. When looking at the empty strip on the west side, how would that fit into the big picture in the long-term? This is important in relation to the planning of the neighbour and rounding out what may happen in that area. The municipal boundary does not mean much when it comes to growth planning. How would Wellington County's actions affect Guelph? How is affordability going to be dealt with within the City's boundary if land availability is so tight?

A: Yes, the Dolime Quarry is on the western side of the City. The City is talking to Wellington County about the process, but APTG requires Guelph to assess whether forecasted growth can be accommodated within its own BUA and greenfield area. Currently, the working group believes that there are sufficient opportunities to accommodate growth; therefore, other options such as annexation are not being considered.

Q: Is this analysis done consistently with the Provincial methodology?

A: Yes, the work is done consistently with the provincial methodologies.

Q: Guelph is a college town and many off-campus student populations live in accessory apartments. However, the increase of accessory apartments looks like it would be the same as single detached. The percentage of accessory apartments seems high at 11%.

A: The project team looked at data from the last decade, including historical trends and market drivers. After assessing age structure, income, and housing needs, it seems like the demand for accessory apartments increases over time. It is difficult to project the exact

demand, and the current stock may be underestimated. The student population is not spelled out in the growth plan or evaluated in detail yet. The growth forecast only includes students that are considered residents of Guelph under the census.

Q: Scenario one seems to be the most reasonable. There are some concerns with scenario two as it seems to shift more towards medium-density housing. How would that be allocated? Are they mainly distributed at nodes or corridors or in other areas?

A: It can be both, but the plan is currently not at that level of detail yet on how the City-wide population will be distributed. There could be opportunities for additional nodes and corridors to increase the supply for medium-density buildings, but they can also be accommodated outside of those nodes and corridors.

Q: Regarding the methodology for the 50% of development in the BUA, is that assuming all high-density sites in the Official Plan being developed to their highest density possible? Or is it only a certain percentage that is going to be developed to the highest density possible? In the future, it might be difficult to reach the growth target within the BUA without increasing density or having additional intensification nodes and corridors in the City.

A: It is not necessary to have each building be built at 100% to reach the targeted numbers.

C: Can participants be provided with a map that shows where those units are being added? That will be very helpful since lots of sites have restrictions such as heritage designations and other constraints. It would be informative for the industry stakeholders to know where the short-term housing supplies are in the City because it will help evaluate the next steps.

Discussion on proposed urban structure

Participants were asked to raise any questions or provide any feedback comments after a presentation on the proposed urban structure. To prompt discussion, participants were asked the following questions:

- *Are there any areas identified on the proposed urban structure that should not be considered a strategic growth area?*
- *Are there areas of the City that should be considered strategic growth areas that are not currently proposed?*

Participant responses to the questions are summarized below.

Q: To what extent has servicing analysis been done to determine whether the City needs to upgrade the basic infrastructure services provided? There seem to be opportunities for intensification in some of the lower-density areas. Why are they not being considered? How will services be woven into these areas to support growth and intensification?

A: There are other master plans currently going on that focus on City-wide analysis, which would help to confirm whether the growth to 2051 can be supported. The City is also reviewing some if not all of their master plans right now. The other master plans need more information from Shaping Guelph, so growth-related projections can be included in their modelling. Then the other master plans would inform whether certain servicing upgrades are needed and if there are constraints.

Q: How were the new strategic growth areas determined?

A: The City started asking the community in September and October last year. Community members were asked about their thoughts on existing nodes and corridors and what they think about the new ones. Then analysis was done to determine where which areas provide more opportunity. There are a number of criteria and lot size is a major component. Some lot sizes are more appropriate for infill and redevelopment. Land use was also looked at too; the ones that already have residential designation would be chosen first since it already has residential permissions.

Q: Looking at the numbers for rolling hills along the north side of Clair Road. The numbers there have high density and medium density. Some of them can be achieved in that area, but some areas in the north side are already fully developed. Does this mean that some of these developed areas will be redeveloped again?

A: The north side of Clair Road is in a proposed strategic growth area more from a complete community perspective. It is also related to Clair Road being an arterial road with proposed bus routes. The growth plan does not specify that strategic growth areas have to be areas with full opportunities for new development. They can also be areas that would contribute to the mix of uses in the area and help support the transit network as well.

Q: Regarding employment opportunities, certain employment sectors are being highly demanded in the City, such as the warehouse distribution centres during this pandemic. Is there any analysis undertaken for this?

A: It is definitely important to look at employment growth by sector. The growth plan looks at employment by land use category but also assesses employment clusters of particular industries. It will be challenging to accommodate the huge physical structure required by certain sectors, such as warehouse distribution; however, the plan will also look at a more balanced and diverse set of employment opportunities.

Appendix F – Council workshop summary

Introduction

On April 22, 2021 a virtual workshop was hosted to solicit Council input on the three growth scenarios, a proposed growth scenario evaluation framework, and a proposed urban structure. Mayor Guthrie opened the workshop and invited Stephen O'Brien, the Acting Deputy CAO to give the opening remarks and provide an overview of the workshop. He then introduced the consulting teams while passing it on to Susan Hall of LURA Consulting.

Susan gave a Land Acknowledgement, recapped the workshop agenda, and introduced the presenters of this workshop. There were three presentations in total, each followed by a question and discussion session. The three presentations were:

- Overview of A Place to Grow, Shaping Guelph
Presented by:
 - Natalie Goss – Senior Policy Planner, Planning and Building Services
 - Wayne Galliher – Water Services Divisional Manager, Environmental Services
 - Tim Robertson – Wastewater Services Divisional Manager, Environmental Services
- Overview of proposed growth scenario evaluation framework
Presented by:
 - Jamie Cook – Watson and Associates
 - Paddy Kennedy – Dillon Consulting
- Overview of proposed urban structure
Presented by:
 - Natalie Goss – Senior Policy Planner, Planning and Building Services

Following each of the presentation, Susan Hall of LURA Consulting facilitated discussion to receive input from the Council. Questions and comments are noted below. Questions are noted with a "Q", comments are noted with a "C", answers are noted with an "A".

Growth scenarios – questions and discussion

Council members were asked to raise any questions or comments regarding the first presentation on the three Growth Scenarios. Questions used to prompt discussion were as follows:

- *Which growth scenario do you prefer and why?*
- *What do you think works well?*
- *What challenges should be considered?*

Council responses to the questions are summarized below.

Q: Has any modelling been done under each scenario on the demand and cost of capital and infrastructure investment?

A: The determination of infrastructure to service future growth will be defined by the Water Supply Master Plan. For water, the source has to be identified first and then infrastructure put in place to bring the water supply to where growth is within the City. The engineering services team leads the work on finding where the supply source is and evaluate the infrastructure needed to determine the cost.

Similar to wastewater, they have to first understand what flow population growth would bring, and what technology would be needed to treat the wastewater before its discharge into the Speed River.

The three scenarios are not that much different, so there should not be a big difference or change in the required infrastructure between the three scenarios. The main difference is where the City focuses the growth and where specific density is added

Understanding the fiscal impact of the way that we grow over the next 30 years is important. The Shaping Guelph process will include an assessment of the fiscal impacts of each of the growth scenarios. The proposed evaluation framework includes criteria to evaluate the financial viability of each scenario over the long term as well as look at how each scenario optimizes infrastructure and minimizes long-term operating and maintenance costs. Evaluating each of the growth scenarios is the next step in the Shaping Guelph process, and will enable the selection of a preferred growth scenario. Additionally, a full fiscal impact assessment is planned for the preferred growth scenario. The fiscal impact assessment will provide an understanding of infrastructure costs associated with the preferred scenario as well as an understanding of sources of revenue for these costs (e.g., development charges, community benefits charges, or items paid for by developers through development applications).

Q: The density excludes the employment areas, does it also exclude natural heritage system? When we talk about density, are we talking about all the land?

A: The latest Growth Plan changed the way we calculate density in our greenfield areas, and now allows us to exclude land reserved specifically for natural heritage system purposes. This includes our natural heritage system.

Q: There is the concern of growing the City beyond our carrying capacity. Is Council able to pass a resolution to reduce the growth target to what we can currently provide with ground water?

A: The City is required to plan for the minimum forecast in the Growth Plan. The Growth Plan also requires us to ensure that we have the infrastructure capacity to support that growth. There are possibilities to have conversations with the province if there is the situation where we cannot support the growth forecast to 2051.

Q: Has the forecasted growth surpassed the current groundwater supply capacity?

A: The assessment is still ongoing as part of the Water Supply Master Plan. Currently, there should be enough groundwater supply to service the forecasted growth. There will still be subsequent modelling and field testing for each of the scenarios. More testing and exploration are needed to know the exact situation and the assessment will be ready for Council and the public once it is done.

Q: In terms of housing affordability, at what point will we explore which scenario will give us the greatest housing affordability, and the most opportunity to provide affordable housing?

A: The City's Affordable Housing Strategy and Official Plan set a target of 30 per cent for new residential development to be affordable on an annual basis. Generally, apartment and townhouses provide affordable ownership options in our community and accessory

apartments provide affordable rental options. Providing a full range and mix of housing increases opportunities for affordable housing.

Q: There seems to be some discrepancy in scenario two: is the focus on adding more medium and lower density housing?

A: The assumption is that with respect to the City's reserve lands in the Rolling Hills area, the northern portion of it would be considered for redevelopment and intensification of a mix of density forms. Since Rolling Hills is within the City's BUA, it should also contribute to the City's intensification target. Therefore, there would be more land available for intensification in that scenario, hence shifting away from higher-density forms while still meeting the overall density target.

There are many affordable housing opportunities to be explored in high and medium density forms. Medium density housing options are an appropriate range to be focusing on because it provides capacity for affordable housing while also attracting a greater number of people in housing market. This includes younger adults, younger families and growing families. That is the one of the reasons for scenario two.

Q: Over the next nine years, we need to plan for 35,000 more people (by 2031), but for the next 30 years, we only need to plan for another 55,000 people. We are looking at a massive shift in housing types for a 30-year timeline. Are we at risk to not meet the 2031 target? Can the current growth scenario be left on the table as an option? Or do we have to take one of the three growth scenarios presented?

A: The Official Plan is in place with growth management strategies to meet the projected 2031 target. The forecast has been updated and the planning horizon has been extended from 2031 to 2051. Originally in the 2019 plan, the planning horizon was only extended to 2041. Through an amendment in Summer 2020, the Province extended the horizon for another 10 years. Now the planning horizon is 30 years to 2051. The City has confidence to meet the 2031 target and is currently making great progress.

The first ten years is the fastest in growth and it slows down in the next two decades. Part of this is due to when the expected greenfield areas are to come online and start to develop. Therefore, most of the growth is still expected to happen in the next ten years.

C: The Province seems to have slowed down the pace by extending the timeline from 2031 to 2041 and now 2051, creating less pressure to meet the previously forecasted targets. However, our growth scenarios are so drastically different from our existing plan. The lower density dropped tremendously with nearly only medium to higher density new development moving forward. Is the City afraid to not meet those targets and therefore creating such a huge shift in the existing housing types?

Q: In the previous Growth Plan, the Speed River's capacity was a determining factor in the growth target. The growth target was reduced after discussing with the Province about the Speed River's capacity. How can the growth keep increasing if we are unsure of the river's ability to intake the wastewater of the growing population?

A: A comprehensive study on the Speed River is in its final stage. What is being done now is very thorough and with enhanced treatment and technology. It should not limit the growth target of 2051.

Q: Is the pipe line option from the Water Supply Master Plan continued to be off the table as an option?

A: The Great Lakes Pipeline is off the table and the Water Supply Master Plan continues to explore the most sustainable water supply option to support growth.

Q: Does the potential Dolime settlement have the potential impact to affect the implementation of the Growth Plan and growth scenarios?

A: At the present time, the quarry lands are not within the City's boundary or in the Official Plan. Since there is still a proposal under consideration for how this land would fit into Guelph's Plan for Growth, the City cannot determine or consider it until the land officially moves into the City boundary. Therefore, the City currently is not planning anything with that piece of land, but is aware of discussions that have occurred.

C: A stated preference for scenario one and its BUA target and housing mix, because low density is not as sustainable and this scenario fits better with the City's climate change goals for 2050.

C: A stated preference for scenario three. The downtown has had the most significant intensification in the past 15 years. Downtown has been appreciated, and people who live in the high-density buildings prefer that kind of lifestyle. Intensification is accepted better within the Downtown.

C: However, one of the challenges is to make similar intensification for parks for the people who are moving in. That means going higher at a few concentrated areas, so there is more open space to build parks and public amenities on the ground elsewhere.

C: As we build more high and medium-density housing, there is the 'condominiumization' of intensification. However, there is the concern that developers would challenge and compromise the public development standards for more upward density on their private land. This can have a negative impact on affordability, delivery of public services, double payment of taxes where people living in condos paying both private condo fees and public taxes. There needs to be enough space for public infrastructure, which includes our urban forests.

Q: Are downtown target numbers included in the BUA?

A: Yes, they are.

Q: Has the City explored the possibility of exceeding the target for downtown and the surrounding area? For example, putting more density into those areas.

A: The City has not looked at the distribution of units within the BUA and strategic growth areas. We need to determine the preferred scenario first to have a more in-depth evaluation.

Q: Has the City run a scenario where all provincial minimum targets are met, including jobs, but not exceeding them?

A: The City did not run a scenario like that because there are certain targets already approved in the Guelph Innovative District Secondary Plan and endorsed as part of the preferred community structure as part of the Clair-Maltby Secondary Plan process. Those

plans have already been approved or endorsed by Council, so the targets are taken directly from those plans as key inputs of the growth scenarios.

Q: How many new single detached units will be built by 2031, under the three scenarios?

A: Scenario one has 2,500 units. Scenario three has 2,900 units.

C: A stated preference for scenario three because there is more medium density. People seem to lean towards medium density places rather than high-rises. Growth pays itself in medium and high density and not so in low-density. The cost of growth for low-density housing is a lot higher and not financially sustainable.

C: A stated preference for scenario three because spreading out the density within BUA throughout the City will help support transit and provide greenspace. It also provides some additional options for the Clair-Maltby area.

Evaluation framework – questions and discussion

Council members were asked to raise any questions or comments regarding the second presentation on the Evaluation Framework. Questions used to prompt discussion were as follows:

- *What are your thoughts on the proposed evaluation framework?*
- *What criteria may be missing that is essential to inform the selection of a preferred growth scenario?*

Council responses to the questions are summarized below.

C: How is the evaluation framework going to reconcile with the market demand and community aspiration? There is a short supply of single detached homes in the market that some families still prefer so they can age in place, which counters the housing affordability aspect. With respect to the growth management, the public has expressed that they support downtown intensification and wanted the focus to be on other nodes instead of Clair and Gordon Street. However, in the proposed structure there seems to be a heavier focus on Gordon Street and removal of the York Street corridor. If we are really focused on creating “15 minute communities” and “complete communities”, wouldn’t there be more intensification corridors identified near major employment centres?

Q: Is the economic development theme aligned with the City’s Economic Development Strategy? How does that support City’s economic development ambitions?

A: The framework tries to connect with the levels of detail in the scenarios. At the high level, the Economic Development Strategy directs opportunities to several designated development areas, providing a range of different employment types in those areas. It is also possible to add more criteria indicating how well each scenario aligns with the strategy.

C: If we expect people to take transit and cycle to their workplace, there should be more housing near those workplaces.

C: Balance of cultural heritage is key. The City’s cultural heritage, architectural heritage, public arts, and natural environment are all extremely important aspects of Guelph’s urban fabric. These are what the public appreciates and what makes the City liveable. Maintaining that would be critical.

C: Guelph is often compared to European cities, which are some of the densest cities in the western hemisphere. They have also managed to maintain their cultural heritage while being liveable.

Q: Does growth management encompass financial management?

A: Yes, financial management comes through the “financially viable” criterion under Transportation, Infrastructure and Financing.

C: There are demands for single family homes as well as condos. However, many people do not downsize until their late 70-80s. In 10 to 15 years many seniors may leave their single family homes. This is something to be considered when planning for growth evaluation.

Q: Is there still an opportunity to shift the percentages and numbers between the proposed low-medium-high density?

A: There are some flexibilities for determining what is the best for the preferred scenario. It could one of the three proposed, but it could also have changes.

C: Although we romanticize European-style cities, it is no longer possible to have three to four storey buildings. Often times Council approves a development, but the final structure comes out to be taller than what was proposed due development pressures.

C: Instead of three to four storey buildings, six to nine storey buildings are now being considered as medium-density buildings. The term “overdevelopment” is occurring quite frequently, and future Councils can face massive public pushback if this trend continues. The City should be sensitive about what attracts people to Guelph.

C: Intensification of the north side of York Road is important. Residential development might not be appropriate in some of the areas there as part of those areas are marked for employment use. Nonetheless, the urban structure of the York Road corridor needs to change and intensify, whether it is for employment or for residential.

Urban structure – questions and discussion

Council members were asked to raise any questions or comments regarding the third presentation on Urban Structure. Questions used to prompt discussion were as follows:

- *Are there any areas identified on the proposed urban structure that should not be considered a strategic growth area?*
- *Are there areas of the City that should be considered strategic growth areas that are not currently proposed?*

Council responses to the questions are summarized below.

C: Is it necessary for intensification on the south side of Clair Road near Victoria Road? The City does not need to take what is currently happening at Rolling Hills and turn the south side into high-density development too. This could impact the entire Rolling Hills neighbourhood. There does not seem to be a lot of resources in the area to really benefit from intensification.

C: The City has rural-urban interface policies in the Official Plan, which states that the City would not make any annexation. Therefore, the rural-urban boundary should be low density.

Q: Does the proposed urban structure align with the intensification area identified in the York and Elizabeth land use study?

A: The two studies are working in parallel together, so the input from both studies will be taken into consideration. There will be a recommendation report going to Council for the York and Elizabeth land use study in May.

Q: The Starwood-Watson node is currently a neighbourhood commercial mixed-use area, but has it now shifted to a designated growth area?

A: The area has already been identified as a node in the existing Official Plan, but the language has changed to Strategic Growth Area in the Growth Plan. This means that the area can establish a growth target and the possibility for land use designation change, but this has not yet been determined.

Q: Is a transit station going to be built at the south end of the City? If there is a desire from the public for a new transit hub, the City needs to consider where it would be and how it could impact growth around the area.

C: One major transit station will not be able to accommodate 203,000 people in the City. It would be extremely difficult for the entire population to access this station.

C: Currently, under Provincial legislation, inclusionary zoning must be near major transit hubs; therefore, a new transit hub can bring more opportunities for affordable housing outside of the downtown core.

C: If a new transit station is built outside of Downtown in the south suburban area, there will be more distribution of affordable housing across the City.

C: Most nodes and corridors seem to be previously identified ones. However, there seems to be room for density along York Road and Victoria Road.

C: It is important to consider gentle density and not drastically changing a neighbourhood. This includes having more density mix and mid-rises.

C: I would like to see more thoughts on adding housing on arterial roads such as Victoria Road and Highway 7.

C: The City should maximize existing amenities first before investing in new significant capital projects.

Appendix G – Planning Advisory Committee meeting summary

On April 27, 2021, at 6:30 PM a virtual meeting of Guelph's Planning Advisory Committee meeting was held. Seven members of the Planning Advisory Committee were present. Jason Downham, Planner with the City of Guelph, delivered a presentation on Shaping Guelph – Growth Management Strategy. An overview of the proposed evaluation framework, three proposed growth scenarios and proposed urban structure was provided.

Committee members were asked to provide feedback and comments during the discussion session followed by the presentation. A summary of the roundtable discussions is provided in the next section. Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A'.

Discussion on proposed evaluation framework

To prompt discussion, participants were asked the following questions:

- *What are your thoughts on the proposed growth scenario evaluation framework?*
- *What criteria may be missing from the proposed growth scenario evaluation framework that is essential to inform the selection of a preferred growth scenario?*

Committee members' responses are summarized as follows:

Q: With the framework, are all the scenarios ranked the same way in terms of the amount of consideration we give them?

C: With provincial planning, there seems to be a rush to increase density and intensification. However, health and liveability should be a top priority for the communities.

C: There is no mention of how greenspace would be evaluated, especially the urban tree canopy. With the current pandemic, it is important to ensure accessibility to natural spaces. Green and natural spaces are very important for people's physical and mental health and to keep a community liveable. Some neighbourhoods seem underserved in terms of accessing public space, therefore, it is necessary to encourage infrastructure building on this aspect. Liveability is one of the main reasons why people are attracted to Guelph.

Discussion on three growth scenarios

To prompt discussion, participants were asked the following questions:

- *Which growth scenario do you prefer and why?*
- *What do you think works well for each growth scenario?*
- *What challenges are there with each growth scenario that should be further considered?*

Committee members' responses are summarized as follows:

C: What is the difference between each growth scenario? The definitions are challenging to read and comprehend. What exactly is high/medium/low density development? It is difficult to understand the quantified numbers and percentages of each housing density level.

C: Scenario 1 makes more sense. Building up key areas would encourage more space for parkland, more efficient transit, and more business for Downtown. For example, when looking at Liberty Village in Toronto, it is not great for parkland, but otherwise a great neighbourhood to live in. Balancing greenspace and density is the best route.

C: Medium density is more favourable overall. Focusing high density growth downtown makes more sense and more viable to the downtown space. Building it elsewhere, such as Victoria Road, would create havoc for traffic. Although high density is not ideal, but if it is necessary for growth, then placing high density downtown and on the boundaries of the City would be the better solution. The City would need to encourage tree canopy to align with Guelph's image and goal.

C: I firmly believe in higher density developments, and they would work well in Downtown, for example the Cooperators building and places where townhouses can be stacked such as York Road and Victoria/North End. It will allow the City to utilize land while also keeping Greenspaces.

C: Scenario 1 is preferable. High density would work well with all three scenarios. With higher density, it gives them more places/units for purchase and rent.

C: Scenarios 1 and 2 are preferable. There is a lot of merit to concentrating taller buildings in Downtown, but more options are needed in other neighbourhoods too. Most neighbourhoods are just semi-detached or single homes. Focusing more on townhouses in scenario 2 is not the best; the City needs to look at higher density than that.

C: Why are accessory apartments seemingly the same across all three scenarios? Accessory apartments may be difficult to plan for as people may not go in for approval all the time. Low density with installed accessory apartments is an option. Some people close out the new build, and then apply for a new permit to install an accessory apartment. It would be ideal to see more low-density development shift towards accessory apartments.

Discussion on proposed urban structure

To prompt discussion, participants were asked the following questions:

- *Are there areas identified on the proposed urban structure that should not be considered a strategic growth area?*
- *Are there areas of the city that should be considered a strategic growth area that are not currently proposed?*

Committee members' responses are summarized as follow.

C: The area on Edinburgh on College Avenue West, is that the Dairy Bush? There could be additional density on the edges of the University. The City should look at how to step down along these boundaries when there is a major employer like the University.

C: Lands around Municipal Street – if the City is moving out of that area, with the bus, road and building such as the Operations Complex, that area could be considered a node too.

Q: Why is York Road node/corridor no longer there? There are still concerns around the Strategic growth area on Clair Road East.

Q: What kind of density is being planned for the parcel of land on the west side of Victoria and the corner of Arkell and Victoria? How is the road network in this area? Are there expansions to the road network in Victoria?

Appendix H – Indigenous community sharing meeting summary

Participants

On May 5, 2021, 18 Indigenous community members, including an elder, attended a community sharing meeting to discuss their perspectives on Guelph's Growth Management

The following individuals attended from the City of Guelph:

- Cam Guthrie, Mayor
- Krista Walkey, General Manager of Planning and Building Services
- Melissa Aldunate, Manager of Policy Planning and Urban Design
- Natalie Goss, Senior Policy Planner

The following individuals attended from the City of Guelph's consulting team:

- Bob Goulais, Nbisiing Consulting Inc.
- Leah Horzempa, Sister Circle Consulting
- James Knott, LURA Consulting

Record of Discussion

Bob introduced himself explaining that he "has been doing this work since 2015... sharing, facilitating... and providing a forum for First Nations, Métis, and Inuit to share in a good way... in a way that officials from the City of Guelph will respect, and hear in our voice and perspective." Bob said we will "start with the words that come before all other words" and offered tobacco to Mandaakwe to offer an invocation and thanksgiving to the Spirit.

The elder in attendance offered words in Anishinaabemowin. She explained that "when we come together and do something really special [or] significant...today we are coming together in a virtual circle, the very first acknowledgement before all words is the lighting of the fire... and I've lit some sage that I've grown, so it is Anishinaabe sage... In the lighting of the medicine, it is acknowledging the first Creator... and everything else in Creation and the language and those of us who have language... the language of the people is written on the land and with those first words we acknowledge our relatives, the ones that are in our past, the ones that have gone on before us... and we ask them on this day to look this way and from all of those directions. We acknowledge as far as we can see, and as far as we can send out our voice and the medicine... will be doing that work during our meeting... and listening to each other. And also you would have heard in Ojibwe... about kindness, how we aspire to set a foundation for everything that we do... I'm from a couple of places and I'm so happy to see you all here and listen to you this evening." Bob said "chi miigwetch... that kindness that is spoken of is so important... when we acknowledge the Creator in our language... we talk about that great kind spirit and the kindness that comes from that and a really good reminder of that..."

Over the chat, a participant said, "Chi Miigwech. It's been a while" and another participant said, "Miigwetch. Beautiful and so kind."

Mayor Cam Guthrie then provided a land and water acknowledgement, and said, "thank you for your words... I appreciate the opportunity to be here with all of you today. I am quite humbled by your presence and I'm looking forward to finding out later from staff and through this process all the contributions that you'll be giving to the City through this opportunity and others as they arise." He continued to say "as we gather tonight and talk

about land use in Guelph over the next thirty years, we are reminded that Guelph is situated on treaty land that is steeped in rich history and home to many First Nations, Inuit, and Métis people and people of mixed Indigenous ancestry today. As a city we do have a responsibility of the stewardship of the land on which we both live and work. Today we acknowledge the Mississaugas of the Credit First Nation... of the Anishinaabeg Peoples as our Between the Lakes Treaty #3 partners on whose territory we are meeting. We also take the time to acknowledge the water that flows through and across the territory and into the lands of our Indigenous neighbours along the Grand River... I am honoured to be here as the mayor, as the head of council, to say... that the city recognizes that we must do a better job of engaging with and learning from our First Nations, Inuit, and Métis community members who live in Guelph as well as treaty holders and rights holders. We know we have a lot of work to do to improve how we reach out and how we listen and how we follow through. We have a lot of decisions to make in the coming months that will shape Guelph for future generations... decisions about how we will grow, how we will work together to eliminate systemic racism... how we plan for the future of our parks or transportation, how we deal with water, trails and so on. We know we will make better decisions if we do that as we listen and respect Indigenous voices and perspectives and we also know we have work to do to build on relationships and build on trust. It is on us, it's on me, and it's on my colleagues on City Council, city staff to follow through on any kind of commitments and promises. To me... this is to me a fresh start and a new conversation and it will be followed by many more, and we hope to hear from you on how we can improve and be more inclusive. Collectively, we are working to better understand the region's Indigenous history and the needs of the area's First Nations, Inuit, and Métis People. Thank you very much for allowing me to be here to bring those greetings on behalf of the City to let you know that we take it seriously and I wish you nothing but the best tonight as you engage with our city staff... I look forward to hearing the results and I thank you all of you for allowing me to bring these opening remarks."

Bob thanked Mayor Guthrie for his words and said, "I want to acknowledge that you talked about three very important things. The first one is to listen... that's really our purpose tonight is to listen to First Nations, Inuit and Métis in their own voice... and how we use that information is the second part... is going to be very interesting to see, as this is just the start of a dialogue. And the third part is how the City of Guelph follows through, and that's going to be very important... to be here to witness that is very important."

Bob led a round of **introductions** for the city staff and consultants present.

Leah introduced herself as Métis and mixed European from the Georgian Bay Métis Community, who's role for the evening is to provide a detailed record of discussion for the participants to validate, and encouraged participants to "edit it, add commentary, correct me in the places where I may not have understood you in the best way."

Bob explained that "this is a planning exercise, led by the City of Guelph's planning department" and welcomed Krista, the Chief Planner and General Manager of Planning and Building Services. Krista said, "thank you Bob I am very excited to be part of this... and I look forward to the feedback you will provide us as we move to our planning work as we try to come up with a plan until 2051 for Guelph."

Melissa introduced themselves as the "Manager of Policy Planning and Urban Design...our team responsible for official plan and all the matters considered within

that for long range planning for the city... we look forward to presenting to you this evening and hearing your comments and feedback for us."

Natalie introduced themselves as another member of the "planning department. I am working together with Melissa and Krista" and "look[ing] forward to listening and learning from everybody."

James from LURA Consulting said, "I would like to thank everyone for taking the time tonight... I will be here in a completely listening capacity and look forward to hearing the conversation."

Presentation

Bob explained that "one of the things that is a priority for us tonight is to introduce... Guelph's Growth Management Plan today... the proposed growth scenarios that will be part of the official review process of the City of Guelph's official plan. Under the *Places to Grow Act*... it is a requirement that each of the municipalities across Ontario to update their plan and those growth scenarios... It is also a **requirement of the province is to engage Indigenous communities**. That may not be a priority for a lot of municipalities... but there are some that are taking that seriously... kudos to Guelph for putting this as a priority." The objectives of the meeting include:

1. To provide relevant information on *Shaping Guelph* and the Official Plan review,
2. To present a draft vision and principles for growth,
3. Answer your questions... and,
4. Engage in a dialogue and listen to your input and perspectives respecting growth."

Bob continued to say, "we haven't had these conversations as a city with the Indigenous community about input into the plans... this is our first opportunity to do that, and this is part of a longer process." Bob shared more information about himself and taught participants how to use various features of WebEx. He said that, "if this wasn't covid... we would actually be doing this in the Circle, having this discussion in ceremony, led by our Elders... unfortunately we have to use this way of doing things which is kind of foreign and not really the best way to understand and appreciate what we have to share... Chi miigwetch to all of you for joining... if we were together I would have that asemma to offer to you for your words, your comments, and your questions. I apologize that we have to do it in this way. Hopefully when we all get our vaccine, and everything looks better in the coming weeks we will get together... When I work with the City of Guelph, I made it clear that I'm not going to do this work unless we adhere to these principles of Indigenous engagement [which are] led by our values: respect... meaningful... and collaborative... Especially when we reach out to the rights holders. We've already reached out to the Mississaugas of the Credit, Six Nations of the Grand River and the Grand River Métis Council, we are dealing with them directly... They have been invited to this conversation... but [we've] also reached out directly. All engagement will be designed and facilitated using our Anishinaabeg traditional Indigenous protocols... and values led by the Seven Grandfather Teachings of the Anishinaabe and the philosophy of the Good Mind of the Haudenosaunee."

Melissa offered an "overview of the land use planning system in Ontario to set the stage for our discussion. The province has the *Provincial Planning Act* which sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled [and by who]. The act provides the basis for preparing our official plan and planning policies that will

guide future development and [gives] tools to regulate how land is used. [The] Provincial Policy Statement [is a companion] legal document that provides policy direction... on key land use planning issues... which must be considered... including housing, economic development, the natural environment, servicing and transportation. The province has also issued a Growth Plan that covers the area known as the Greater Golden Horseshoe... including population and employment forecast to the year 2051. At the municipal level is the Official Plan [which] describes general land use planning policies, makes sure that growth... meets the community's needs, helps with understanding how land may be used now and in the future... where roads, watermains, sewers [etc.] will be built. Finally, the Municipal Zoning Bylaw, [which are the] local rules for properties..."

Melissa said that "tonight we will focus on the official plan" and provided an overview of the reasons to review the plan... [the last] comprehensive review and update [occurred] between 2008 and 2012. Final approval was given... in 2017... and was updated to plan for growth until 2031, and the policy framework for the natural heritage system was introduced. It is expected that Council will regularly update the official plan to ensure that it implements any changes to the policy statement... and continues to address local priorities and changing community needs... We are also required to update our official plan by July 1, 2022 to conform... to the Growth Plan for the Golden Horseshoe.

Melissa continued, "In terms of process... just last month we released our growth scenarios... this week we presented the Official Plan [review] policy paper to the Committee of the Whole and are now commencing engagement on that policy paper. Later this year, we will be releasing a draft official plan amendment for comment and engagement, and by June of 2022, we will be going forward to Council to seek a decision on an official plan amendment. What's included in our official plan review? The scope... is to ensure... conformity and consistency with any changes to the *Planning Act*, with the provincial policy statement released in May 2020, with *A Place to Grow [Growth Plan for the Greater Golden Horseshoe 2019]*, the *Ontario Heritage Act*, the *Clean Water Act* and *Grand River Source Water Protection Plan*. The Provincial Policy statement is a consolidated statement on... [provincial] policies on land use planning [to] guide municipal decision making... There is a number of areas of the policy statement that we will be looking at. The first is enhanced engagement with Indigenous communities. Our official plan needs to be updated to reflect that Guelph is located on treaty lands and to reflect our responsibilities to engage with Indigenous communities on planning matters. We will also be looking at land use intensification and increased housing options... for both market housing and affordable housing. In terms of climate change... planning for the impacts of a changing climate... and specifically recognize the city's commitment to becoming a net zero community by 2050... and [to have] 100% of energy needs through renewable sources by 2050... we also need updates to ensure alignment with the policy statement and *The Fisheries Act* for development and site alternation in fish habitat... and habitat for endangered and threatened species. [We are] also required to identify a water resource system... and updates required to our natural hazard policies, including flood plains, to plan and mitigate the potential risk[s]... and to include policies for wild land fire hazards. Finally, in terms of archaeological management plans... updates [needed]... direction for the city to undertake an archaeological management plan, and finally... to look at any changes to definitional terms..."

Natalie then spoke about "*A Place to Grow*, the growth plan for the Greater Golden Horseshoe, which Guelph is a part of... This provincial plan was approved in 2019, and subsequently amended last summer. [It] establishes forecasts and targets... in how we

should grow in the next thirty years. To bring our official plan into conformity with this provincial plan, it is necessary to complete... a municipal comprehensive review... [which] will determine where and how Guelph grows until 2051. We will also determine how we plan to achieve the targets for the built-up area, lands that were considered developed as of 2006... targets for our designated greenfield area, which is our newer urban lands that are being planned for urban uses... Our urban growth centre as well, which is our downtown. [This review] is happening through a process we call "Shaping Guelph" which includes several background studies... [including] vision and principles for growth, something we'd like to discuss with you this evening [as well as] a residential intensification analysis, a housing analysis and strategy and employment lands strategy, [and] growth scenarios based on a land needs assessment. Municipalities are required to update their municipal plans to conform to *A Place to Grow* by July 1st next year... "Shaping Guelph" is underway and will result in an updated growth management strategy... that will inform a five-year review of... the official plan."

Natalie continued to explain that, "to more closely align with the vision of *A Place to Grow*, and to reflect conversations with the community." Natalie provided the following "Draft Vision for Growth:

Guelph in 2041 is a place of community. Guelph is a diverse community that is rich in history and vibrant new places and spaces. We are welcoming to new people to live and work within our neighbourhoods and to new businesses that support and strengthen our diverse and innovative local economy. Our community has a full range and mix of housing that is accessible and affordable. We have built a community where we can safely walk, cycle, ride transit, or drive anywhere we want to go. Our city has been thoughtfully designed and is compact, connected, and complete. We have places to shop, to work, and to explore open spaces and parks. Our cultural heritage resources have been embraced and celebrated. Our natural heritage system and water resources are protected and maintained as one of our most valuable assets."

Natalie continued to detail the "Official Plan [which] sets out how we will manage Guelph's land use patterns that shape the city's social, economic, cultural, and natural environments for years to come. The Official Plan works together with our Community Plan, a plan that identifies the community's priorities to develop a welcoming and prosperous city. Together, the Official Plan and Community Plan create a strong foundation that will guide the future of Guelph. To guide this vision, we have proposed a series of principles. Natalie presented the "Draft Principles for Growth... many of [which] are already in our official plan... [but] need to be updated to reflect our achievements over the past decade and our commitments to the future." The draft principles include:

- Grow within our existing boundaries
- Compact & efficient development
- Full range of land uses
- Grow in a sustainable and fiscally responsible way
- Range and mix of affordable housing
- Complete multi-modal transportation system
- Accessible, connected, open space, park and trail system
- Adequate servicing to support Guelph's growth
- Protecting, conserving, and enhancing our NHS and groundwater resources
- A net-zero carbon future

- Adapting to and mitigating effects of climate change
- Embracing, celebrating, and conserving cultural heritage
- Planning and designing an attractive urban landscape

Natalie spoke about how “in April we tabled three different ways that Guelph can grow over the next thirty years. Each of these scenarios is based on the considerations listed here... these scenarios of “How Guelph Grows” all meet minimum forecasts, that is the 203,000 population and 116,000 jobs that we expect to grow by 2051, and meet the targets of *A Place to Grow*, so 50% of our new growth in already developed areas, and a minimum density of 50 persons and jobs per hectare in our newer urban areas. Based on our draft vision and principles and feedback that we’ve heard from our community; the scenarios all provide growth in our existing geographic boundary. No proposed urban expansions are contemplated at this time. Our newer urban areas of the city which include the... Innovation District in the east and our Clair-Maltby Secondary Plan area in the south [are] currently being comprehensively planned... Through our ongoing water supply master plan, we have confirmed that the amount of water that is needed to support our growing population can be serviced... new supply sources exist providing opportunities to supply water to our growing city. A pipeline is not a solution that is being contemplated through this work. The focus is on establishing a sustainable water supply... this could include ground water resources within and immediately outside of the city and local surface water sources such as the Speed and Eramosa Rivers. Additional engagement, specifically on our water supply master plan, is being planned for later this spring. Finally, through our Wastewater Treatment and Biosolids Master Plan we have confirmed that we will have the ability and capacity to ensure continued effective and efficient wastewater treatment and biosolids handling to 2051... Because Guelph is for the most part already planned or already built, the options for future growth are limited. The three growth scenarios really differ on how much growth is directed to our already developed area versus our new urban areas, and how much growth is allocated to different housing types. Each scenario meets or exceeds the... targets [in *A Place to Grow*]. The main difference... is the mix of housing... currently single and semi-detached dwellings make up 52% of our housing supply, while only 22% is provided in apartments. The three growth scenarios... play with the amount of growth expected in low, medium, and high-density housing strive for a more balanced supply of housing... while still providing options across all of the housing types. The Growth Management Strategy will also recommend official policy updates and will include an urban structure which shows where growth will be directed. In April we also released this proposed urban structure, which shows strategic growth areas throughout the city... The three growth scenarios look different based on how much is based on our already developed areas or on our less developed areas... [with the] main difference is the mix of housing.” Natalie provided maps and images of the proposed growth scenarios.

Discussion

Bob opened the space for questions from the participants.

Over the chat, a participant asked, “can someone address the assimilative capacity of **the Speed River for treated sewage** which was previously identified as a constraint on growth?” Natalie answered and said, “[we] are City Planners not engineers but we do work collaboratively with [them]... there is a separate master plan process... which is the Wastewater Treatment and Biosolids Master Plan... we are looking at how we can manage the treatment of our bio solids... and the last time we did an official plan conformity exercise... [in] 2006, the assimilative capacity of our rivers was a concern. This time around

technology advances have been made and because of that we have confirmed... that we do have the capacity to ensure that the waste is dealt with appropriately."

Over the chat, a participant asked, "How far back does our **cultural heritage** go?" Melissa said, "in the policy statement... doesn't give a timeframe on that. It is defined by the PPS... short answer [is that it] does not have a timeframe." Bob said, "Indigenous people should inform on what concerns we have about cultural heritage... what is that narrative and how do we influence how we protect it."

Over the chat, a participant said, "[I] was wondering about a new **healing centre or a house** near downtown-and also **housing for Métis/First Nations and Inuit Peoples?**" Bob said, "we need to recognize the needs ... and housing need is a very important one for the community." Melissa said, "the provincial policy statement doesn't give direction for specific housing for specific groups... rather for all residents... doesn't get into providing it for any specific group... we are looking at increasing housing in the downtown... we can't address necessarily through the broader planning framework... specific housing types for specific end users."

Over the chat, a participant asked, "What might the Niska lands look like in the future?"

A participant said, "one of the things in building something like a house... is also to **include places where our community can get mental health help**... because we need to have a place for our Elders can be and where the community can meet, and the biggest thing is to have a meeting place... our communities are all about being together, so having **a place to meet** would be essential for our wellbeing." Bob said, "the association for place and Indigenous... we are part of that land, the land is a part of us. We are part of that place... you having that place is part of our wellness [and] healing."

Over the chat, a participant asked, "How is **housing affordability** being addressed, **rental supply** and so on?" A participant commented, "There was a question that was put into the chat... how is housing affordability being addressed, and rental supply and so on? I think that we have seen in the city of Guelph that our housing market has increased very rapidly in terms of the average housing price..." Melissa replied, "the responsibilities are split between the county and the city, so the county is responsible for non-market rental housing... anything that is social or subsidized... In terms of the city, we do have an affordable housing strategy we have a strategy that looks at increasing supply of both rental and ownership housing that is affordable. For rental supply, we do have targets... and we encourage developers to be providing affordable housing... We have an incentives program... The one area we struggle with is the rental market. We have seen quite a bit of construction in terms of rentals over the past few years... unfortunately they are higher end market housing... which frees up units throughout the system... so affordability is being addressed by the city through our strategy... and we are looking to developers for that supply." Bob said, "I think that's an important factor when it comes to growth... Indigenous peoples [need] that spectrum of housing for Indigenous folks... the need for affordable housing, rental housing... [and] deeply affordable housing."

Bob acknowledged the question about the **Niska Lands** raised by a participant in the chat. Melissa said, "the majority of the Niska lands... are owned by the Grand River Conservation Authority. They are designated as open space natural heritage system in our official plan so they are intended to be protected for the long term. The Grand River Conservation Authority also owns lands along Niska on the south side that are designated for residential uses... the

authority is looking at what the future of those lands might be ... right now it is an agricultural field... the land area that was the former Courtright Water Fell Park is protected by the natural heritage system."

Over the chat, a participant said, "Altus Group presented to our Guelph & District Home Builders' Association on the housing market and it's a great report. Unfortunately, it's not improving with the supply issues, obstacles with permit approvals, and incentives aren't great for builders to build **affordable housing**, to be honest. Once the Feds open up immigration again, housing supply will be even worse."

A participant "follow[ed] up on the **Niska lands**... some discussion with the Guelph hiking trail club about access to those lands... could be an area where **medicinal plants** could be **harvested** by the local community if we had access to those lands... so I just want to put that out there as something that should be thought of and considered." Bob said, "harvesting and the right to harvest on the lands... this is one of the things I will challenge the city is to decolonize our planning, when we're talking about growth... inward growth... also means we need to **allow Indigenous people to practice their rights** to have land access to do that important work."

A participant said, regarding "to follow up on housing... know the city is doing a lot of work on **homelessness**... and I'm wondering how that work might affect it, and that that might influence what is in the revised official plan?" Melissa said, "we will be following the Mayor's task force and if there are recommendations for policy for land use for homelessness that would be something we would be looking to update in our housing policies."

A participant said, "I am the CEO for Anishinaabe Outreach, we have a centre of healing located in Kitchener and we have an office in Guelph. When I looked at a lot of the summary documents that you presented... they seem almost completely bereft with anything to do with Indigenousness... they are **incredibly colonial in nature** and as a consequence, if I'm looking at a twenty-year plan... in twenty years, you can move the needle on things, and if you're not putting Indigenous priorities [in the] front, fifteen years from now we are going to be exactly where we are today. I seldom talk in terms of this... I think we need to change our paradigm and look at things differently when we're looking at planning... even that culture question... **whose culture** are we trying to actually maintain? The last one hundred years of colonial culture or the last ten thousand of years of Indigenous culture. To me it's an opportunity to actually do things... with all the land... I was looking at building a centre of [Indigenous] healing in the Guelph area and try to create a partnership... along with affordable housing for Indigenous people... but that's a separate project... I think we need to look at things differently." Bob said, that is "such an important thing we need to start looking at decolonizing processes and to ensure that our people are a part of these things... starts with a conversation... but we need, as the mayor said, to show that those things are being followed up on." A participant said, "it is beyond decolonizing as a process... it needs to be **prioritized**... or this will never get done... you need to **embed it into every single policy and every single process** that we put forward... especially planning processes that have a twenty-five- or fifty-year time horizon... in fifty years we can change the world." A participant said, "I agree with him" over the chat.

A participant said, "as an Indigenous youth in the city... I think for me, one of the priorities I want to see for growth is **housing**. Of all the youth I know in this city... most live with our parents or are homeless... I'm very lucky and I have the support of my family and I'm able to live on my own... most of my friends I see that are Indigenous are homeless on their own

lands and for me because I work with homeless populations as my full-time job now... all of my friends seem to be on the streets. At the same time, I'm seeing these giant housing developments of unsustainable housing... I've been living in Guelph since 2007, and all I see is luxury condos going up and not affordable... I can walk downtown Guelph and tell you who just moved here from Toronto and who has lived here a long time... the people who are coming to the city with money are not Indigenous... the Indigenous people are **becoming homeless**... I don't know what the city can do... but where is all this development, and Guelph being open for business or whatever the mayor says...frankly, I don't want to see an amazon warehouse like Cam Guthrie was trying to bring in... I want to see Indigenous people off the streets. We've just seen our first supportive housing thing, and some of my friends have gone into that... and I'm so happy for them that after years now that they are getting something. I really think the lack of housing and affordability... If it wasn't for my family... I would be living in a tiny one-bedroom with my mom right now or whatever terrible student housing I can find for cheap... because that's all there is in Guelph for people who don't have money for luxury condos... I just came out of a month-long situation of trying to find housing... this city is insane for what the prices are... I know there is only so much a municipality can do... but I think if there is any growth to be had there has to be the **availability to actually live in this City**... everyone I know is moving. I'm probably the last of my generation graduating from high school... everyone is leaving because no one can live here anymore. Apart from that, I think there's been a lot of talk about wanting to bring Indigenous people into this and that and the other thing... These are my perspectives as a young person... I see the city spending what I can assume to be a lot of money on rubber paint for all the walls downtown to curb graffiti and paying for murals from artist way out of town... representing us as a deer next to John Galt... I think about that and **I think about the treaty that allows Guelph to even exist... the waterways aren't even a part of that** treaty, and yet my friends who are homeless, get arrested for fires to stay warm on Indigenous land... we have to pay money to rent land, we have to ask the city to do anything... and the City gets to profit off the waterways, which is not a part of their treaty, I see the pollution of the waterways. I see so many things the city could be doing differently, and the city probably doesn't even realize... I think this is my last year in Guelph... it is so unsustainable and difficult to live here... it's like we are living in a bubble... where people don't have any understanding of where we are coming from as Indigenous people... I'm actually really glad for this kind of circle... I haven't seen anything like this before... unfortunately I won't be able to see more development in Guelph because it is kind of a bit too late... there has to be something done. These landlords are charging so much for so little... I want more open **acknowledgement of the treaties**. I want Guelph to be beyond land acknowledgements... what can they change? What names can be changed. Why do we have **John Galt Day**? Who cares about John Galt? There is no recognition... people in Guelph have no idea what the closest reserve is... **people have no idea of our existence**. The city is complacent in that and there hasn't been any true, impactful way where they say we are here on native land and we want to acknowledge that. Thank you, I've had a long day, so things are a bit jumbled."

Over the chat, a participant said, "he is right there are so many luxury condos going up [every]where, and luxury lofts, not any artists or musicians can afford to live in a loft-there is a loft on Huron Street near the ward. Maybe it could be **affordable lofts for artists and musicians**, etc.?"

Also, over the chat a participant said, "It is insane! Guelph can't solve it on its own, it needs to come from the **provincial and federal levels too**. You're right, we all need to do better... If your friends need jobs, please contact me, we are in a skilled trades crisis!"

A participant said, "When I was last in Toronto... around the sky dome... I saw around sixty luxury condos; I couldn't believe it... there were so many condos and no affordable housing... I see luxury loft condos... it used to be that when you were an artist... you could afford to live in a loft. Then the companies come in and buy all the lofts... and now they are charging one or two million dollars for a loft... I live in affordable housing, I'm in the Matrix Building, we have our problems, and we also have good things, but I don't see any more **affordable housing** being built... not just for the native community but the whole community... just stating a fact, we could use a lot more affordable housing."

Over the chat, a participant said, "I have to go again but I just wanted to say that piece. miigwetch for having this conversation :)"

Bob then asked the participants, "**what is your vision of the future for growth in Guelph?** From the Indigenous perspective, what are the key growth factors that should be considered?" He brought forward some of the priorities that had already been highlighted in the dialogue, including "**housing**" and "**heritage**" and ensuring that [the] cultural heritage incorporates our narrative and who we are." Over the chat, a participant said, "heritage for sure... housing, acknowledgement."

A participant said, "a number of people started talking about **culture** and indigenization and decolonization... glad to see Cara signed in... they have an indigenization strategy at the university (<https://indigenous.uoguelph.ca/>)... good place to have that kind of conversation... and thanks to the City of Guelph for doing this... what would an **indigenization strategy** for the city look like? We've got the sacred fire down in Royal City park (<https://guelph.ca/living/recreation/parks/sacred-fire/>)... work on Nokom's House at the arboretum at the University... lots of things we could think of that could be part of an Indigenization strategy for the city." Over the chat, a participant said, "I don't know really how much the city would be willing to do... the **treaty holders should be benefitting from the waters** as apart of the treaty."

Over the chat, a participant said, "I'm wondering if **there's space to do ceremonies, harvesting medicines**, etc. that's built into this plan for the Indigenous communities in Guelph?" Bob said, "I'm going to take this as a priority from you..."

A participant said, "I think it is hard to ask people to understand where we come from without **educating them more** because they don't realize...that the land, our culture, our traditions, our ceremonies are everything to us and **we have to have places** where we can do that... it is our whole being and it's the way we are going to move forward. So, I think **we have to meet more often** so they can understand where we are coming from."

Over the chat, a participant said, "and also-we had a healing program downtown at the GCHC but now we have **no healing centre program** at all, like another person said tonight, we as a native community needs a place to meet with each other. Our healing is very important, as is our language and culture. We need to come together and celebrate our spirituality." Over the chat, a participant said "oh the **hospitals** need work... you can't smudge in Guelph Central Hospital... the **police** also need a lot of work too... but the hospitals need a lot of **anti-racism training** and **better understanding** of us."

A participant said, "as far as growth... I agree with Stephen this needs to be a priority... something that's **on the agenda all the time every day** because he's right... it's not going to happen. It will just get pushed back further and further... There are a lot of people here tonight who can attest to that... we will be standing in exactly the same spot in fifteen, twenty years, thirty years... it's just a song that repeats itself, and repeats itself, and repeats itself. There should be **more visibility within the city**. I live in Cambridge, but I teach in Guelph, and one of the things I hear from my students... they don't see themselves anywhere. They see themselves nowhere. We do land acknowledgements... which are a great place to start but is it going further? Are these kinds of **conversations** where you're including the community happen on a regular basis? Is this planning to occur on an **ongoing basis** going forward? Is there anybody at the city who is Indigenous that the city is **paying for their knowledge** or their work? That would be something to really think about if it's not happening. Do you have an **advisory team** representing the different communities that make up Guelph... and are you **paying them** for all of their knowledge and their work that would go into it? It would be awesome whenever we go into any site that is historical... whether it's a walking trail or the John McCrae House that there is an addition that **shows that this is still treaty land**...so that more and more of the mainstream are being educated that this is treaty land, that **these people are still here**... the Anishinaabeg, the Mississaugas are still here, the Haudenosaunee are still here. When... I'm not going to ask I'm going to tell... that when the City of Guelph creates **ceremony spaces** for our communities that we don't have to pay for or complete mounds of red tape to get access... so *when* the city does that, because I have faith... with all of the communication, and some more transparency, and the education, they'll understand *why* these centres are being opened. The mainstream will understand why it is important that we have a **sacred fire site by the river**... so that when I do ceremony with my community, I don't have so many people staring and asking questions and taking photos... there will be more of an **education** as to why we are there as an **act of reciprocity**... that treaty side that has not been fulfilled..."

Bob said, "indigenizing... [and] what we talked about... how are First Nations, Métis and Inuit reflected in the City? How do we see ourselves in these processes?... that's an important part of growth, of planning and of moving forward. And the importance of space... of Anishinaabe place or Haudenosaunee place... a place where you can make your offerings, to make that sacred fire [that is] a safe place..."

A participant said, "I am a retiree from the University of Waterloo and on a committee now for the university to do exactly what you're asking... and the university is really committed to changing a lot of things that will involve making the Aboriginal community feel welcome and at home and I think [the University of] Guelph is doing that too... **maybe the city and the university can exchange some ideas**." Bob said, "that's a great suggestion. Maybe we will bring that up to the community planning group... I want to acknowledge conversations I've been having... when it comes to the work of planners, the city, whether it be policy work or decision-making... it is important that the Indigenous community [including] the twenty-five people we have here tonight... see themselves in this work moving forward... whatever form that is it is not for us to decide as facilitators or the city, but it has to come from the community."

A participant said, "about the **hospital**... these days I'm a helper... oshkaabewis... I was asked to do some healing... to be a helper in the hospital, and I was asked to support... and they **wouldn't allow us to smudge**. She really needed those medicines burning to help

her, ground herself in mind, body, and spirit, and we weren't even able to go to the chapel and smudge... it kind of hurt a bit."

Bob said, "again I am hearing that **indigenizing planning**, if I don't have the right term, that was a term that was suggested, but for lack of a better term... indigenizing planning, indigenizing the city... that seems to be bubbling to the top as well as **housing**."

A participant said, "there are **50,000 Indigenous people living in the two regions**... I do service in both areas... and that's a massive number of Indigenous people. (Comment from a participant: The 2016 census counts approx. 2300 Indigenous people in the Guelph CMA and approx. 9000 in Waterloo Region. There are likely approx. 50,000 in southwest Ontario). They also have very high birth rates so probably the fastest growing population also. And, when I was driving around today in Guelph, I didn't see anything other than a normal southwestern Ontario city... if I was looking for anything Indigenous, it certainly didn't stand out, and I understand that Indigenous Health and Healing and Wellness I think they're called moved from the CHC to... I think they're in Cambridge now actually... but I think they still do service in that area... when I look at the outcomes of healing, I believe the CHC indicated that 50% of the homeless population is Indigenous...and 30% incarcerated are Indigenous... and when I look at children in care it's somewhere between 65% and 75% children in care are Indigenous, depending on what area you're in... When there is no reserve... [there are] fewer services... the dropout rate is 500% [higher]... those are facts. And those are **things that we need to mitigate or ameliorate**, and I think you do that through a planning process. I'm **not trying to indigenize** something... I don't think that's actually the right idea. When I look at reconciliation, people think that means 'action items'; it doesn't. It means **justice and healing**... and of the two, justice is less important because it's looking behind you and places you in the past... healing is the important...

Reconciliation is actually a partnership... it is a contract between Indigenous and non-Indigenous people... It's 500 years of going not the right way and we need to change that paradigm and start considering Indigenous people... I don't want to say Indigenous people first but in reality, **it is Indigenous people first** until we've made up some lost ground... I'm not looking at doing something for someone, I don't think that's the right answer... the answer is actually partnership... rather than having the city saying I want to do this for you... that will never work, it is **let's do it together**... let's solve the problem together... if we don't do that... it will never move anyway." Bob said, "that is beautifully said... it is about partnership... it's about moving the spectrum from just engagement, which is required under a provincial policy statement, to something a bit more... actually collaboration which is something I talk about... but **partnership** is an even stronger way to look at things."

Over the chat, Bob said, "Further comments/questions?"

<https://www.haveyoursay.guelph.ca>" Bob said, "if you wake up in the middle of the night and you have additional comments, please send an email directly to the city plan2051@guelph.ca."

Over the chat, a participant said, "I would like to see **safe space** and **safety for our people**. Recognizing that today is May 5th... a day to remember **murder and missing Indigenous women**. As we see growth in the city, and we need to recognize and protect our sisters." Bob replied, "Sincere reminder to us all. Thanks so much."

A participant said, I have a "comment in terms of **historical context**... we have to go back to the foundation of some of the things that people have been working on for a long time... the Hague in the 70's and I remember Elders I had worked with had gone to the Hauge to

bring forward the whole concept of UNDRIP articles... I wanted to make a reference to Article 26, the rights to culture, identity, language, land, employment, practices... those things are quite holistically included in these kinds of documents... When we are looking at having a relationship with a municipality or the City of Guelph, [the city has not] even looked at what development means... the **Haudenosaunee** just sent out a request that there is a **moratorium on development on the Haldimand Tract treaty land**... what does that mean? Is it going to be adhered [to] or will it fall on deaf ears and to be lip service? If we look at the Haldimand Tract, I know that the traditional government has the Haudenosaunee Development Corporation in place, and they have included the government in that whole process... In terms of **land acknowledgments**... the land acknowledgment is not just something that we make as an address, it is not a protocol, it is an **action** that recognizes and acknowledges that there has been a historical process in place... The other thing I wanted to acknowledge is the Murdered and Missing Indigenous Women and Girls... today is one of their celebrations... those kinds of unsolved issues will holistically be some of the issues [...and] this work that we are trying to do... in the same way as we are looking at what development should be in the future... I've lived here for forty-five years and this is the first time that the city of Guelph has done this work... I appreciate your efforts... I think the thing is for me I don't have that same investment in terms of looking at what the changes are going to be that are going to affect my children, my grandchildren, and my great grandchildren... Someone thought about us in the process. Have these **agreements been upheld**, and have they actually been taken seriously and **implemented in practice** over history? We all know the answer is no ... and is something we have to look at in terms of the systemic changes we have to make... [Will] there be future meetings, regarding this particular topic of development? Are we going to be informed? Are these topics going to be guided through the city?"

Bob said, "miigwetch for so many reminders of the treaty. And I want to also acknowledge your words that today... we acknowledge Missing and Murdered Indigenous Women and Girls" asked everyone to put the tobacco down for the stolen sisters, "and that's why we wear red on this day..." A participant said, "my mother and her sister Edna went missing and murdered... when I was in foster care... and when I first found out it was a shock to my system, but I'm healing and I'm getting better... but I had to wear red today to honour those women."

Over the chat, a participant shared a website to learn about the treaty: <http://mncfn.ca/treaty3/> and said, "If the City of Guelph would like any presentations on MCFN History or Treaties - specifically the Between the Lakes Treaty No. 3 (1792) I'd be pleased to set that up."

Over the chat, a participant said, "It might be helpful to have staff from the Diversity team to be a part of these conversations to gain experience in working with us."

Bob said, "we are going to have follow up discussions, we are going to bring you further information, to share with you what we heard, and hopefully how that's reflected in the work that the city's going to do" and committed to share the record of the dialogue tonight and offered his commitment to invite all the participants to future meetings and events.

A participant said, "can we add **more time on to the meeting**, so we have an opportunity to go around the circle and introduce ourselves? I'm in a new role here... and would love to know everyone here... So maybe next time we could tack on thirty minutes to do that." Bob

said, "we are definitely going to do that next time, I promise you. That is my commitment to you."

Bob said, "I spoke before everyone came on and I talked about the important of our teaching of humility and that we are here... and advised even when the mayor was on, we are here to listen... sometimes you don't need to respond sometimes you need to just take it in... tonight was about listening... kindness, that respect and space that is being offered. Over the chat, a participant said, "Next time, it **would be better if he stayed to listen...the mayor.**" A participant echoed, "Agreed."

Krista said, "on behalf of the city we do want to thank you... I do want to share that the city planners do feel responsibility for this land that we live and work on... I am really glad to have had this conversation tonight and listen to your input... I hope it is the beginning of the conversation with the city and the planning department. We have a lot of decisions to make in the coming months, how and where we will grow, how do we meet the needs of all in our community, how we plan for the future including land and space, affordable housing, acknowledgment... by doing this together we will make a better city. We do know we make better decisions if we listen and respect the input that is given. Thank you for your input and sharing with us... and we do look forward to continued conversations..."

Over the chat, Krista said, "thanks - I did meet with Darrin this week and history lesson as Bob mentioned."

Bob said, "my sincere chi miigwetchawendam kina... I hope you will start to see your voice in the process in a good way, because we do want to do this in a good way and a kind way and make sure we are being meaningful and effective as well..."

The elder in attendance closed the meeting in a good way and said "I just wanted to say that when we started the circle in the beginning, we talked about inviting our relatives to come and see what we are doing and to listen to what we are going to be talking about and we also acknowledged the four directions and all of those helpers... it worked... because we heard some very special, personal opinions and points that needed to be made... one of our young people was able to speak for a whole generation of people... who myself as a Grandmother... we are thinking of them in the future, we are thinking of them walking in our footsteps and what kind of world are we going to make for them... what kind of tracks are we doing to leave for them. Thank you... creating these safe places has to do with our ability to work together, as Stephen says, in **partnership to actually start a relationship.** Miigwetch." She offered closing words in Anishinaabemowin.

Over the chat, a participant said, "Chi Miigwech Bob, Chi Miigwech kina waya. Baa maa pii."

Appendix I – Youth engagement summary

Introduction

On May 17, June 2, and June 3, 2021 the City of Guelph hosted virtual workshops with Bishop Macdonell High School, Centennial Public School, and John F. Ross Collegiate to collect feedback on the future growth of Guelph. The workshops were facilitated by City staff. A total of 145 participants took part in the workshops.

A summary of the discussion from each is presented below.

Bishop Macdonell High School

What is planning? Have you heard of urban planning before? What role do urban planners have in shaping our community?

- No response from students.

What do you think is important to consider as we plan for 60000 more people in the city of Guelph?

- Affordability
- Parks and greenspaces
- Housing availability
- Access to services (gas stations, groceries etc.)
- Parks and greenspaces
- Road access
- School access

Where and how should Guelph grow?

- Five respondents indicated preference for Option 1: more downtown. No one indicated Option 2: more in nodes in corridors or Option 3: more throughout the BUA.
- Apartments and condominiums are a good option to start building downtown
- The city needs to be more sustainable when it comes to growth - we need to learn how to expand up (apartments) instead of expanding throughout the existing farmland outward.

What type of housing would you like to live in?

- House (semi-detached)

What is your preference for different building heights in Nodes and Corridors?

- I think that because of how small Guelph's downtown is, It is a good limit right now.
- I thought that there were already two larger buildings at Clair and Gordon.
- I think it depends on what types of buildings surround it currently

Which of the three growth scenarios do you prefer? Should we sprawl more to provide more houses?

- I like having a backyard. Is there a way to incorporate a backyard like space into an apartment building?

Centennial Public School

What is planning? Have you heard of urban planning before? What role do urban planners have in shaping our community?

- Make sure that there is a safe way of students getting to school
- How easy it is to get to the destination, reducing carbon emissions
- Transportation
- Bus
- Diversity in housing, etc

What do you think is important to consider as we plan for 60000 more people in the city of Guelph?

- resources
- house
- more houses/condos
- keeping greenspaces
- trails
- More public transport
- Maybe bike lanes
- Condos closer to grocery stores
- dog parks
- recreation areas
- more trails, recreation, parks
- public spaces
- more recreation centres
- so we don't have to drive
- preserving our old architecture
- its better if we can walk
- Taller apartments and condos. Maybe greenspaces and grocery stores attached to condos and apartments
- more schools?
- no just add amenities to the condos and apartments
- So a grocery store right under the condo
- then you would have super massive apartments with not a lot of space for people
- on the ground floor
- which was the point of apartments
- grocery store/condo
- no the top floors are for people and the rest for stores
- what about stores/facilities underground
- I used to live in Toronto and lived in that type of apartment
- very expensive but that's a good idea
- underground sounds like a good idea
- although parking would have to be moved elsewhere
- yeah maybe under the underground?

- *moves parking spaces even deeper underground
- now move supermarkets under the underground parking

How should Guelph grow? Should we use more land outside of Guelph?
Should we expand out into the countryside? Should we grow up? Put more houses in areas that are already built?

- does that mean the selection of detached houses will be lower?
- in the future will there be no detached homes anymore?
- i like option 3
- we should grow up. leave the countryside as is
- don't touch the countryside
- I think it should be a mix of both
- use it for forests and things
- grow up
- Grow up
- down
- tall buildings
- grow up
- yes grow down
- mostly growing up
- grow up
- we need to be tall
- build down
- what about bigger families, there's a big population of younger people and a large number of kids is common now. if there is mostly or only apartments then what are the bigger families going to do?
- I want a lawn
- I want a backyard
- I want to own my own house.
- I would be fine with living in an apartment or condo
- I love my backyard
- just go to a park
- I don't really mind not having a backyard...
- I'd be fine in apartment if I didn't have kids
- you could have apartment buildings with public greenspaces on the tops
- if you had kids which most people do, living in an apartment would not be great
- everyone is different
- I'd rather live in a house, but living in an apartment wouldn't be that bad
- no public
- I think it would be fine to live in an apartment
- I would want to live in an apartment
- if we only grow up then it could get very crowded but only growing into land outside of Guelph could take away from green life

- there could be larger apartments for families

Where should we put more houses?

- south end
- south end
- South end. A lot of apartments and condos in the south end
- south end
- spread out
- I think all throughout
- Plus the south end is developing
- still developing
- there needs to be a balance everywhere
- why are we talking like Guelph is the only place people want to move
- keep building condos in the south end and expand a little into the countryside
- in all ends
- like not overload one place with apartments
- South end shouldn't just be all big houses
- spread
- spread out so one area of Guelph isn't crowded
- it should be diverse in terms of living spaces
- Having to take down houses in residential areas to build apartments isn't ideal
- like houses, apartments, cages, condos etc
- no one wants to buy a house next to an apartment
- lowers value
- housing market is crazy
- Yes but no privacy
- that means resell value of homes is bad
- Just get curtains my guy
- would drive up prices of other houses
- exactly what I was going to say
- musicians might have problems though
- in apartments

What about planning infrastructure when we are growing?

- i don't get the big deal of a backyard, just go to a park
- on the balcony play your music
- who doesn't have curtains in their backyard?
- yeah but a backyard is right behind your home
- I'd be pretty scared to drop my violin on the balcony though
- a park is far away
- I can't do everything I would want to do in a backyard at a park
- I feel like backyard is more work when u can just go to a park
- it wont to pleasant to hear
- backyards don't have kids running around and yelling

- backyards are more private too
- I can't put a hot tub in the park
- That's true
- does the new population in 2050 take the people leaving Guelph or moving away into consideration too? or no
- I would like more space in between single houses
- maybe I don't want a hot tub
- how big should a house be for a family of 20?
- I like the south end cause it's kind of a mix of everything
- too many people

How can we plan so that the job you want is here in Guelph?

- industries
- I am curious about living in the South end (since I don't). What recreation is available to you?
- real estate seems like it will be pretty easy to do in the future
- not a lot

What do you do for fun in the south end or in your neighbourhood?

- west end recreation centre
- there are parks, etc
- hanging with friends
- so fun
- walk
- yes
- parks and trails
- walks
- preservation park (bike rides walks)
- parks, trails
- go biking to the speed river
- stay home
- yeah more parks
- walking on trails
- gaming
- oh swim
- picnics
- hiking
- swim
- tell us more
- play public board games

What transportation methods would you want in the future?

- more buses
- especially in residential areas?

- electric vehicles
- more buses available to get out of town like to Kitchener and Rockwood
- we should have a subway
- make it a law to have electric cars
- can we have something similar to Toronto's transit system?
- or get cable cars like San Francisco
- Canada is on track for electric in the next few decades isn't it
- like the trains above ground on the streets
- if you have more buses, there would be less space taken up by garages/parking lots
- cable cars in downtown. No cars only cable cars
- hanging monorails or monorails on top
- can we get cable cars?
- there are cable cars in Toronto

What about the City's water supply – did you know it comes from groundwater?

- I did not know that
- how is plumbing going to work with more apartments and more people?
- what about things like restaurants and stores, is there even going to be room for those with all the new houses
- I don't think a subway system is worth it
- how will the sewage system work with more people using it?
- restaurants in stores sounds like a good idea
- Restaurant buses?
- Is Guelph big enough to need things like subways
- Guelph is a bit small to have a subway system
- or like food trucks
- will the sewage system have to be expanded?
- more food trucks is bad for the environment
- How deep is the sewage system right now
- unless they're electric food trucks/cable food trucks
- Cable food trucks is a great idea
- electric food trucks
- portable restaurants
- depth of sewage system might affect whether or not we build a subway
- I think that more buses is better than a subway
- if the overall population is growing wont the homeless population also be growing? is there a plan where to house homeless people?
- why can't we just put each new person in one of the Aberfoyle houses
- Just build a lot of shelters
- Try to provide jobs for homeless people
- what kind of houses will the homeless people get?
- ship container houses

- those are cheap but they are decent
- build an apartment building for the homeless until they can afford to get their own place to live
- what if we built apartments on top of things like McDonalds and the mall
- that's the best thing we can do

John F. Ross Collegiate

What is planning? Have you heard of urban planning before? What role do urban planners have in shaping our community?

- I have heard of urban planning before, and urban planners play a huge role in shaping our community both directly and indirectly. They make the city more sustainable.
- I have heard a little bit about urban planning, and understanding that it helps keep our city sustainable in all matters
- yes I have. I believe that urban planners are stewards of the sustainable development and progression of a city
- I have been researching Urban Planning. Does it have more to do with environmental management? I was wondering what those courses are all about?
- I have heard of it before and I think they approve of or deny plans within the city to maintain sustainability

What do you think is important to consider as we plan for 60000 more people in the city of Guelph?

- I really like all the trails and greenspace Guelph has
- I enjoy the amount of trees that are in Guelph
- surrounding environment, volume of people and how it won't be an even 60,000 influx, resources, transportation
- the amount of unused farmland on the edge of Guelph. (Clair Road, Downey area)
- I was going to say I enjoy the walking and biking aspects of Guelph and it would be nice to see more
- hard to say but I think we need to ensure that the growing city makes a transition to green and sustainable energy
- Looking at green/sustainable development. Rooftop gardens, active transportation and so forth.
- Green rooftop spaces in apartment buildings for access to greenspaces for greater sustainability. Bike lanes are also important.
- Having bike lanes that go straight through roads. It is dangerous to bike without bike lanes in Guelph. I know someone who has been clipped by a car.
- Has Guelph considered more urban community farms/gardens?
- It would be nice to see more things in the east end such as groceries, restaurants and retail
- Unfinished houses on Starwood Drive – for about 10 years now. How long does it take to build a house?
- I didn't grow up in the east end but I have lived in the east end for 5 years now

- it's quiet and has beautiful spots where you can see the whole city

How should Guelph grow? Should we use more land outside of Guelph? Should we expand out into the countryside? Should we grow up? Put more houses in areas that are already built?

- A great idea that we grow upward rather than outward. I like option #2 – there is a limit to how high a building can be in downtown. Option 2 has the perfect balance of option 3 and 1, with low density outside of downtown, and high density downtown. I like the balance between greenspaces and built spaces, and that should be the priority.
- I agree
- definitely go up not out. Isn't there a bylaw that no building can be taller than the church?
- One thing I was noticing is that if we are increasing the population and building more houses, shouldn't we be looking at increasing the capacity of the hospital in Guelph? Right now, the hospital is overwhelmed.
- I like the idea of apartment buildings, but I also like the idea of a balanced neighbourhood. Having apartments next to each other seems crowded. Example, paisley road apartments – it adds a mix to the neighbourhood. Balance of having apartments and housing is important.
- How would that "balance" influence affordable housing going forward? Or is affordable housing a factor at all in deciding to grow up or expanding into the countryside?
- Decreasing amounts of affordable housing, maybe we could designate areas for government-built housing. It could help seniors and younger people who are new to housing have somewhere to live. Once they are financially capable, then they can move into a private home. Maybe policies around foreign investment in real estate can help with housing supply.
- Senior living spaces- would we be adding more senior housing in Guelph as more people age?
- Designating areas of a city as being for low income has a history in North America (Canada and USA) as creating social and racial injustice.
- Often blending areas helps to alleviate this issue
- Agreed, but ensuring that these areas allow easy access to services

Appendix J – Emailed submissions

The Shaping Guelph project team received eight emails from stakeholders and the public throughout the developing growth scenarios engagement period. Emails submitted focused on the following themes:

- Suggested that existing unused vacant industrial lands should be reserved for new industrial and small artisan businesses, and not developed for residential housing.
- Expressed concerns regarding Guelph's water capacity and whether there will be sufficient infrastructure to support growth, and the importance of completing related master planning studies.
- Questioned how the City would deal with developers requesting to build higher, when City bylaws and zoning only allow for certain height limits.
- Reiterated the concern on Guelph losing its unique urban character as a result of high-density developments.
- Suggested the City to consider strengthening Guelph's tourism sector to help attract visitors and support local business development.
- Suggested to focus more commercial growth along major highways coming in and out of the City, since they are not as desirable for residential developments.
- Support for the City's efforts to intensify residential development along major corridors throughout the City, and maximizing existing infrastructure, building complete communities, and supporting walkability. Specifically noting support for a Strategic Growth Area along the south side of Clair Road.
- Concerns related to the strategic growth area identified in the Rolling Hills neighbourhood, and that growth in the area will face opposition.
- That intensification of Rolling Hills is not required to accommodate forecasted growth, and the Strategic Growth Area on the south side of Clair Road is not justified.
- Support for intensification for Rolling Hills, and that the concerns of the neighbourhood be addressed through planning and studies.
- Noted the similarity of the three growth scenarios.
- Noted that ground oriented dwellings will make up 25% of residential units accommodating future growth, representing a shift from historic trends and noting concern that the shifting supply will drive prices higher. The submission suggests to include a scenario that reflects market demand for housing based on unit type.
- Achievement of Employment Lands Strategy densities will require a shift from recent development trends.
- The City should consider additional intensification corridors to accommodate future growth within the planning period (with a recommendation to include Speedvale Avenue and Wellington Street as mixed use intensification corridors).
- Suggestion to consider greater densities for community mixed use nodes on the west side of the City.
- Suggestion to maximize the intensification potential for neighbourhood commercial centres in Guelph.