



# Our Community, Our Water engagement report

February 14, 2020

# Welcome message

Guelph residents should be proud of the well-deserved reputation our community has for putting the environment first. From protecting local waterways, parks and forests to taking action against climate change right here in our own backyard, we are environmental leaders that other municipalities look up to.

Last year's proposed solution to protect the long-term quality and quantity of Guelph's drinking water while revitalizing the Dolime Quarry site reinforces these values. After years of exploring numerous solutions, this was a major step forward that could allow our community to address longstanding concerns about our drinking water.

If accepted by Guelph City Council and the Province of Ontario, the proposal would see the existing Dolime Quarry closed and revitalized into a new mixed-use residential neighbourhood with much anticipated trail connections. Most importantly, the proposal would give the City of Guelph control of the quarry's water supply, which is essential for protecting the clean and safe drinking water valued by our community.

The City of Guelph has always put the safety and security of our drinking water—quality and quantity—above all else. The important decision on whether to pursue this proposed solution now, based on the best interests of our community, rests with Council.

Before making this decision, Council and City staff felt it was important to share this proposal with the community. In the fall of 2019, we launched **Our Community, Our Water**, a public education and engagement program

giving residents in-person and online opportunities to share their thoughts, ask questions and learn more about the benefits and challenges of the proposed solution.

Over the course of nine weeks, hundreds of local residents—from both the city and the Guelph-Eramosa Township—joined City staff at open houses, pop-up information sessions and online to have their say. There was active interest in the proposed solution, which we attribute to the important stewardship role our citizens play in ensuring a healthy and sustainable city.

City staff have captured and summarized community feedback in this public report. Council will consider this report alongside water, financial, technical and planning aspects of the proposed solution when making its decision.

We look forward to sharing the outcome of Council's decisions and next steps.

Sincerely,



**Jennifer Rose**

General Manager, Environmental Services  
City of Guelph



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# Executive summary

In October 2019, the City of Guelph announced that the City and River Valley Developments (RVD), the owners of the Dolime Quarry, had reached a potential solution to address the City's concerns about how operations at the quarry could affect Guelph's water supply.

The City's concerns around the future of Guelph's drinking water date back to 2002. While the owners of the Dolime Quarry don't agree with the City's concerns, the City and RVD have worked together to find a solution.

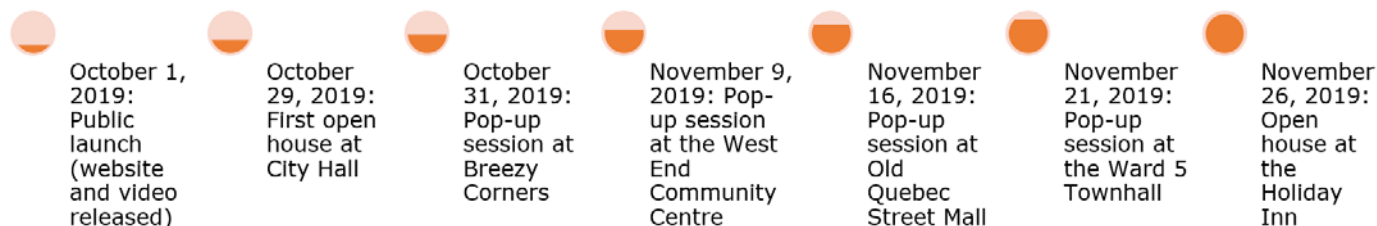
The proposed solution is an innovative and unique approach that would address Guelph's long-term drinking water needs and lead to a more compatible land use in an urban setting.

Proposed solution:


1. Close the Dolime Quarry and bring the site, currently in Guelph-Eramosa Township, into the City of Guelph's municipal boundary;
2. Give the City control of the quarry's water supply and build an on-site water management system;
3. Create a new mixed-use residential neighbourhood.

The proposed solution looks to address a multi-layered issue with a complex history that involves a variety of stakeholders and technical considerations. At the same time, the situation provided a unique opportunity to engage the community on an active issue involving a long-term solution that will shape Guelph's future. Based on this, transparency, access to information and subject matter experts, and an opportunity to comment became important pillars in sharing the proposed solution with the community.

In October 2019, the City of Guelph launched a program to support active community education and engagement on the opportunities presented in the proposal ahead of a Council decision on whether to move ahead with the solution.



Overview of public education and engagement program



Engagement materials included a unified brand identity through Our Community, Our Water, an educational video, public-facing communications collateral (news releases, print and digital ads, letters), engagement products (poster boards, fact sheets, contact cards and presentations), all of which were supported through the program's digital presence on **guelph.ca**. Both qualitative and quantitative feedback was collected through written survey forms, an online question and answer tool, a digital survey through [the City's online engagement platform](#), direct queries via [ocow@guelph.ca](mailto:ocow@guelph.ca) and telephone, in-person at the information sessions, and through the City's social media channels.

Based on the following metrics the overall engagement strategy was successful in increasing awareness and driving participation at in-person events and in online conversations:

- More than 230 residents from the City and Guelph-Eramosa Township attended the community open houses and pop-up information sessions to get more information, ask questions and share their feedback.
- Hundreds more joined the conversation online through social media and the City's online engagement portal [Have Your Say](#).
- The Our Community, Our Water webpages had over 2,200 unique visits throughout the program

A summary of engagement statistics is provided in the table, Engagement by the Numbers, below.

The public education and engagement program ended on November 30, 2019 and generated meaningful feedback, the majority of which (81 per cent) was neutral to positive. Four key themes were brought forward from residents regarding the proposed solution:

1. **Water protection:** Most comments and inquiries received were related to, and supportive of, the need for water protection, especially given the unique groundwater source the City uses for drinking water.
2. **Environmental considerations:** With respect to the development aspect of the proposed solution, some respondents identified concerns and had questions pertaining to plants and wildlife in the area and ensuring they are considered in the final plans.
3. **Growth and long-term sustainability:** A key theme voiced by respondents was related to Guelph's growth as a community and spoke to the need for innovative and accessible neighbourhoods to support a potential increase in population and traffic.
4. **Cost implementations to taxpayers:** Some respondents believe that RVD should be accountable for any risks and costs associated with the redevelopment of the land, and the City and taxpayers should not be responsible for providing any funds.

These themes are explored in greater detail later in this report.

## Engagement process key learnings

1. Based on the duration of the community education and engagement program (nine weeks), the variety of information-sharing mediums available (i.e. in-person, print and digital ads, media coverage, telephone and email), the City believes the community had the opportunity, educational resources and feedback channels to engage and provide input on the proposed solution;
2. Likewise, based on the outcomes of the engagement process, the City believes that Council now has more insight into the community's interests, concerns and considerations as they relate to the proposed solution, and is in a better position to render a decision about whether to proceed with the solution;
3. As the majority of comments related to the long-term stewardship and sustainability associated with the proposed solution, it would be prudent to provide regular updates and more opportunities for community input throughout the process should the proposal go forward.
4. Guelph residents want to continue to be part of a community that leads in developing and implementing environmentally-sustainable solutions. When provided with details about the proposed solution, most people who participated in the community engagement process were supportive (81 per cent of comments were neutral to positive).

## Engagement by the numbers

Engagement activity	Participation
<b>In-person activities</b> <b>Two formal open houses</b> <b>Four pop-up sessions</b>	Over 230 in-person community open house and pop-up participants
<b>Survey responses</b>	88 surveys answered in-person and online
<b>Online questions</b>	16 questions submitted online through Have Your Say
<b>Our Community, Our Water web visits</b>	Over 2,200 unique web page visits
<b>Video views</b>	7,200 video views
<b>Social impressions and engagement</b>	Over 110,000 social impressions and 1,800 engagements 47 comments submitted through social media



# Community engagement

The City of Guelph developed and delivered a comprehensive city-led public education and engagement program related to a proposed redevelopment concept for the Dolime Quarry.

## Objective


Create a City-led community education and engagement program to meet the needs of City staff, decision makers and the community to:

1. **Build awareness:** Help the community understand the City's concerns with operations at the Dolime Quarry as they relate to drinking water, Guelph's current and emerging drinking water needs, and the proposed solution to address the City's concerns as they relate to drinking water;
2. **Encourage engagement:** Seek community feedback on the proposed solution with respect to benefits, challenges and additional considerations for making a decision on implementing the proposed solution;
3. **Support informed decision-making:** Provide key decision-makers with actionable community input and quantify community sentiment in the final engagement report.

## Guiding principles

"Why is community engagement important? Quite simply, because it's your city. This is the city you have chosen to live in, to work in, to volunteer in, to raise your family in, to run your business in. Council and City staff work for you. It's your tax dollars we are spending to offer services you need and want. In order to make the best decisions possible, Council needs to hear from you. And we don't want to hear only from the loudest people, or the most articulate people, or the most connected people – we want to hear from everyone. A solid community engagement framework helps make sure that happens. Local government works better when we're all in this together."

**Statement by Mayor Cam Guthrie, February 2015**



All community awareness and engagement activities were developed using the City of Guelph's Community Engagement Framework (2015)

- The City of Guelph wanted to **make local residents and the broader community aware** of a proposed solution regarding concerns with Dolime Quarry through community education and engagement. The objective of the proposed solution is to protect Guelph's drinking water resources and achieve a viable, sustainable commercial solution for both parties;
- The City of Guelph recognizes the proposed solution has wider community impacts and worked to **generate broad awareness** through a **City-led, public process**;
- The City of Guelph was interested in learning more about **what community members value most** concerning the proposed solution and is **providing this feedback to decision makers**;
- The City of Guelph is committed to **informing City Council, City staff and the community** about what was heard through engagement;
- The City of Guelph was **clear about the parameters of the discussion** before the education and engagement program began;
- While this was a City-led process, **the City of Guelph worked collaboratively with RVD** to engage them on matters of commercial interest related to the proposal.

## Methodology

The City used a multi-channel approach using existing resources as efficiently as possible.

- The City of Guelph's existing assets, including **guelph.ca** and the City's social media accounts on Facebook and Twitter, provided the program with an excellent base of interested community members to engage with. The City published new content throughout the program to grow awareness, keep the community informed, and encourage feedback;
- The City deployed a comprehensive media relations strategy, including a public launch complemented by regular press releases, to generate media coverage, increase community awareness, and drive more people to provide their feedback on the proposal;
- In order to maximize reach, the City leveraged appropriate paid media channels from traditional print advertising to web and social media advertising. Paid media efforts increased awareness and drove participation at in-person events and in online conversations.

Together, these efforts encouraged hundreds of local residents to participate either in-person or online.



## Awareness activities

1. **City website and social channels:** To reach as many Guelph residents as possible, the City used **guelph.ca** and its social media channels to drive residents to its website for information about the proposed solution including a video, fact sheets and poster boards. Communications products (print and online ads, news releases, contact cards, etc.) directed users to the City's website, from which they could link to the engagement platform to provide comments or ask questions. The City added and updated content on **guelph.ca** throughout the program to provide updates and incorporate values-based feedback;
2. **Engagement website:** The City's **Have Your Say Guelph** online community engagement platform served as the online hub for both education and engagement. The site acted as the primary gateway for community feedback, event listings, a question and answer tool, and provided a direct link to the City's main website for more detailed information about the proposed solution;
3. **In-person engagement:** The City hosted two in-person open houses and four pop-up engagement sessions at locations around the city. These events served as entry points for residents to learn more about the proposed solution, ask questions of subject matter experts, and share feedback. Locations were selected based on the ability to interact with as many citizens as possible in convenient public locations with parking and Guelph Transit access.
  - Open houses:
    - October 29, 2019: Open house at City Hall;
    - November 26, 2019: Open house at the Holiday Inn;
  - Pop-up sessions:
    - October 31, 2019: Breezy Corners;
    - November 9, 2019: West End Community Centre;
    - November 16, 2019: Old Quebec Street Mall;
    - November 21, 2019: Ward 5 Townhall at Mary Phelan Catholic School;
4. **Survey:** A survey was hosted on the City of Guelph's Have Your Say engagement website, and physical copies were provided at all in-person sessions to give residents the opportunity to share their thoughts on the proposed solutions;
5. **Educational video:** An animated information video was used throughout the education and engagement program to provide a high-level, visual summary of the City's concerns and the proposed solution. The video was posted on the City's YouTube channel, embedded on **guelph.ca** and on the **Have Your Say** site, and heavily promoted through social media. It was also shown at the City's two open houses;
6. **Engagement collateral:** Products were developed for in-person engagement events including: poster boards, fact sheets, contact cards and printed surveys;
7. **News releases and media advisories:** To keep media and the community informed throughout the program, the City issued news releases and media advisories to launch both the education and engagement phases of the program, and to promote in-person engagement opportunities. The City also issued a news release to provide a summary of the program after it ended;

8. **Social media:** The City posted regular information and updates on the City's social media channels with details about in-person and online engagement opportunities;
9. **Local advertising:** Local print and online or screen advertisements were used to generate awareness and participation in engagement activities;
10. **Dedicated community email address and phone line:** The Our Community, Our Water email and phone line were available for people looking for more information throughout the program and will continue to be active leading up to a decision by Council.
11. **Information at Guelph Public Library branches:** The City had facts sheets at contact cards available at all branches of Guelph's Public Libraries. Additionally, poster board displays were rotated between the Westminster and Main branches throughout November.



Breezy Corners breakfast pop-up session



Old Quebec Street Mall pop-up session



West End Community Centre pop-up session



# Community engagement findings

## Engagement finding themes

Based on feedback captured during engagement, both qualitative and quantitative comments, the following four key themes were identified.

### 1. Water protection

On the benefits of the proposed solution: “Protection of our rather unique water source for the entire city.” - Online survey respondent

Comments and inquiries that were related to water protection highlighted Guelph’s unique groundwater supply, which serves as the source of its high-quality drinking water.

Residents wanted confirmation that the City would be able to provide enough water for this residential development and accommodate long-term growth in the city.

Residents expressed some concern about quarry operations breaching the aquifer, how it would be addressed or fixed and by whom. Some respondents requested additional details on the type of water management system that the City would build to mitigate possible negative effects from quarry operations and construction of a new residential neighbourhood.

There were questions related to the timing in addressing drinking water concerns. For example: “Should the City have been controlling of the quarry’s water supply and development of an on-site water management system years ago?”


Overall, there is confidence that the proposed solution will address groundwater protection and that this is the greatest community benefit.

### 2. Environmental considerations

“With the towns around Guelph like Rockwood, Eden Mills, Erin and Eramosa all expanding fast, a lot of natural land is being lost. Farms, roads, commercial, industrial and residential areas are all replacing the forests, fields and rivers. The swamps and wetlands here in Southern Ontario are very important because they act as a giant sponge, stopping a lot of floods.” - Online survey respondent

Guelph residents want to continue to be part of a community that leads in developing and implementing environmentally-sustainable solutions. When provided with details about the proposed solution, most people who participated in the community engagement process were supportive (81 per cent of comments were neutral to positive).

Some residents have asked for more information about how much of the natural landscape will be maintained and whether greenspaces and wetlands will be adequately protected. It should also be noted that some residents are concerned about species native to the area and ensuring native wildlife and plants are considered in development plans, whether it be through preserving existing greenspace or enhancing it. People also commented that they did not want another car-dependent community and



that trails and other ways of supporting alternative modes of transportation would be important to include in development plans.

### 3. Growth and long-term sustainability

“I want to make sure we think ahead by many years. That we think the way of our Indigenous ancestors. We think many generations ahead and not just decades.

Whatever decision we make is for generations to come.” - Online survey respondent

Supporting manageable growth and long-term sustainability emerged as a priority for participants. Many respondents believe the most important aspect of the redevelopment project is the protection of the environment—including the groundwater supply—for generations to come.

People wanted to know if the City's current infrastructure could support the increase in the number of people who would be living in the redeveloped residential area. Comments and questions related to Guelph's growth included wanting connected and accessible neighbourhoods and proper planning to mitigate traffic impacts.

One respondent noted that the property is located beside a sewage plant that could pose potential issues for residents living next to the area.

The protection of the City's drinking water, the cessation of impacts of the quarry on the immediate neighbourhood (noise, vibrations); the opportunity for additional housing capacity and potential transportation linkages between parts of the City to the north and south of the quarry, especially recreation trails, were all topics of interest from respondents.

### 4. Cost to taxpayers

“Is the Quarry going to take on any of the cost of remediation or is the City going to have to foot the bill for all the water problems created over the years? How can a business put the city's water in danger and just walk away from the project without having to pay the burden of water problems long term?” - Online survey respondent

Some respondents believe the City, and by extension, taxpayers, should not be responsible for any costs associated with quarry rehabilitation nor any risks associated with the quarry site and the redevelopment of the land. Other concerns were related to the direct cost of installing and maintaining a water management system or treatment facility. Some feel that given it was quarry activities damaged the aquitard and may impact quality of the water, the quarry owner should bear sole responsibility for rehabilitation and costs of any long-term water management systems.

## Additional engagement themes and feedback

Additional themes mentioned in feedback are worth exploring further. These should be considered as the City works towards developing a solution. The below quotes were pulled from online survey responses and questions submitted to the engagement website.

### Access and construction traffic

"Where would the entrance(s) to the new neighborhood be, what road infrastructure improvements should be done in advance to ensure surrounding streets, turn lanes, etc. do not exceed capacity?" - Online survey respondent

"Traffic flow in that neighbourhood along with the Hanlon changes; the responsibility of the city to monitor and control the remaining pond in perpetuity." - Online survey respondent

"Traffic management. Better technology to control traffic is needed." - Online survey respondent

"Concern about traffic flow in and out of the new development ([specifically] Bishop Court)." - Online survey respondent

"Pedestrian-friendly local services - minimize traffic"- Online survey respondent

### Affordable housing

"Rent geared to income would be even better! We have a chronic shortage of affordable housing in this city...what an opportunity to make a difference!" - Online survey respondent

"Hopefully, the remediation and development of the quarry site will be done with class, with respect for possible tenants, and for the benefit of members from every socio-economic class. That is affordable and easily accessible to Transit." - Online survey respondent

"Guelph needs more affordable housing. Making sure that people and families of all incomes can find places to live is crucial to any new developments. This also includes proper bus and bike infrastructure so that residents don't feel forced to rely on cars for transportation.?" - Online survey respondent

"Increasing housing supply on the open market is the first step in creating affordability." - Online survey respondent



## Alternate use for the land

"Why not a park? Mixed use residential sounds so much nicer than clogged transportation arteries and congestion doesn't it? If we must have residential make it a car free zone. Public transit and bikes only." - Online survey respondent

"It appears that you have assumed that the best use of this land bonanza is housing or subdivisions. You should equally consider making this area a beautiful city park. Look at what happened at the Elora Gorge - concerts, increase in tourism, a unique local recreation experience. So many positives to making it a park." - Online survey respondent

"Guelph has a parks deficit, so it could help with the scarcity of public parks. Please consider this option before you make up your mind." - Online survey respondent



## Next steps

Community feedback has been captured and summarized in this report to help inform City Council about the community's thoughts on the proposed solution as it makes a decision about whether or not to proceed with the solution.

In making its decision, City Council will consider water, financial, technical and planning aspects of the proposed solution, as well as comments received from the public, and it will be guided by Guelph's community values as identified through the [Community Plan](#).

Once City Council has made a decision, the City will provide an update on the decision and next steps.





# Appendices

# Appendix A: Detailed engagement results

## Engagement participation

The City of Guelph considered all community feedback collected through the following engagement activities from October 1 to November 30, 2019.

Engagement activity	Participation
<b>In-person activities</b> <b>Two formal open houses</b> <b>Four pop-up sessions hosted by the City</b>	Over 230 in-person community open house and pop-up participants
<b>Survey Responses</b>	88 surveys answered in-person and online
<b>Online questions</b>	16 questions submitted online through Have Your Say
<b>Our Community, Our Water web visits</b>	Over 2,200 unique web page visits
<b>Video views</b>	7,200 video views
<b>Social impressions and engagement</b>	Over 110,000 social impressions and 1,800 engagements 47 comments submitted through social media

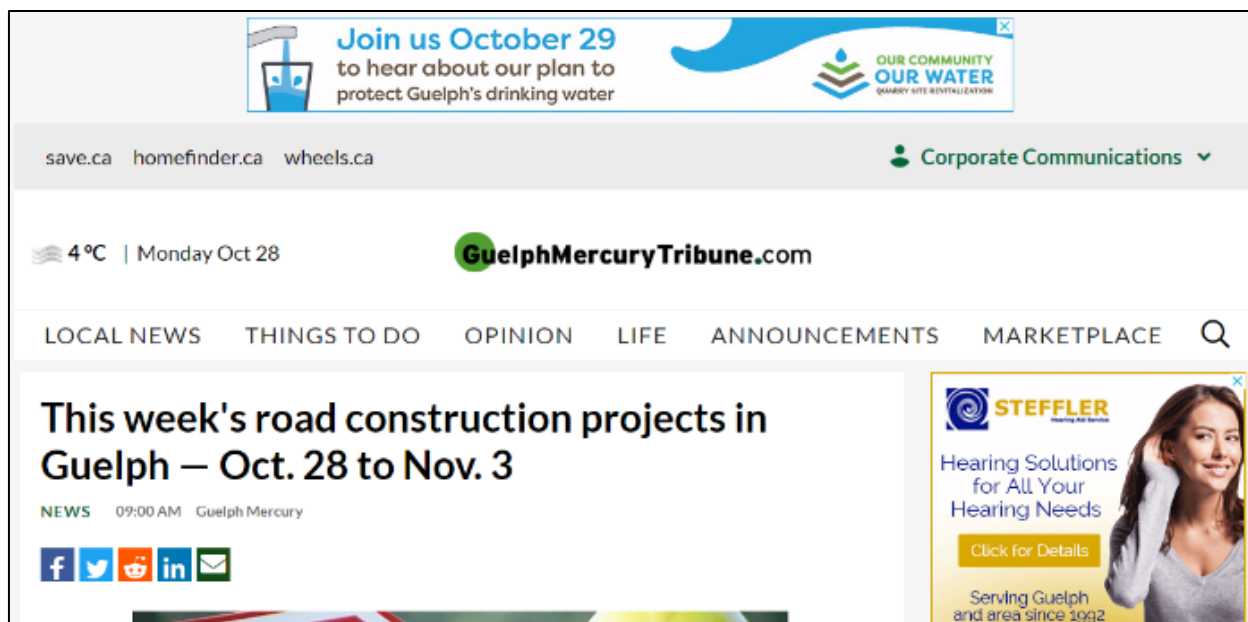
# Appendix B: Our Community, Our Water in the news

## Communications reach and results

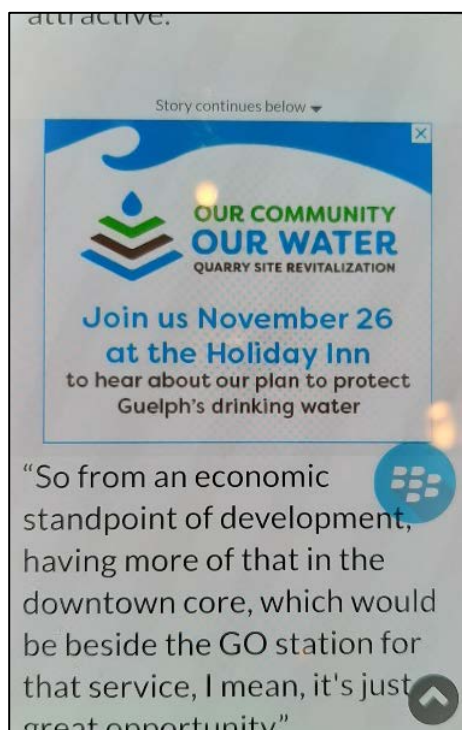
News outlet	Headline	Date	Potential reach
CTV Kitchener	<a href="#">Guelph Quarry Could Become a Neighbourhood</a>	Oct 1, 2019	Online - 74,000 TV - 295,000
Guelph Politico	<a href="#">City Announces Potential Agreement to Close Dolime, make it Guelph, and Develop It</a>	Oct 1, 2019	Online - 3,000
Guelph Mercury Tribune	<a href="#">Potential deal could see Dolime Quarry shut down, become Guelph neighbourhood</a>	Oct 1, 2019	Online - 98,000 Print - 80,246
Guelph Today	<a href="#">City reaches potential deal to shut down Dolime Quarry</a>	Oct 1, 2019	Online - 129,000
Municipal Information Network	<a href="#">City and Dolime Quarry owners reach proposal to protect Guelph's drinking water</a>	Oct 2, 2019	Online – 1,000
Water Canada	<a href="#">City of Guelph and Dolime Quarry Develop Proposal to Protect Drinking Water</a>	Oct 2, 2019	Online – 50,000
Guelph Today	<a href="#">Dolime deal asks a lot of questions, but at least it promises an ending</a>	Oct 5, 2019	Online - 129,000
Wellington Advertiser	<a href="#">Dolime Quarry deal will benefit Guelph-Eramosa</a>	Oct 16, 2019	Print - 71,872 Online - 8,000
Guelph Mercury Tribune	<a href="#">City seeks feedback on proposal to turn Guelph quarry into neighbourhood</a>	Oct 30, 2019	Online - 98,000 Print - 80,246
CTV Kitchener	<a href="#">New plans for an old quarry in Guelph</a>	Oct 30, 2019	Online: 74,000 TV: 295,000
Global News	<a href="#">Guelph asks for community feedback on proposed Dolime Quarry replacement</a>	Oct 30, 2019	Online: 800,000
Guelph Today	<a href="#">City compiling community feedback for council decision on Dolime Quarry</a>	Dec 10, 2019	Online - 129,000
Guelph Mercury Tribune	<a href="#">Public consultations on Guelph quarry plans wrap up</a>	Dec 10, 2019	Online - 98,000 Print - 80,246
Water Canada	<a href="#">Top Five Drinking Water Stories of 2019</a>	Dec 30, 2019	Online – 50,000
			Total 2,643,610

## Advertisement insights

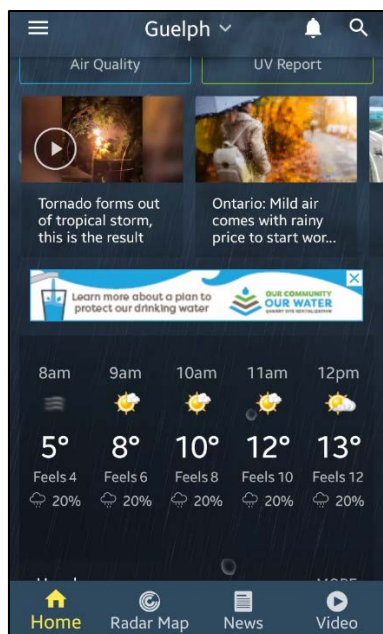
Sites	Dates	Potential reach	Ad call to action
City News (Guelph Mercury Tribune), print	October 3	Print: 80,246	Learn
Weather Network (digital) Guelph Mercury Tribune (digital) GuelphToday.com (digital)	October 5 - 22	Online: 4,391,000 Online: 98,000 Online: 129,000	Learn
City News (Guelph Mercury Tribune), print	October 17, 24	Print: 80,246	Open house 1
Intrigue Media screens	October 18 - 30	Screen views: 10,000	Learn/Open house 1
Weather Network (digital) Guelph Mercury Tribune (digital) GuelphToday.com (digital)	October 23 - 29	Online: 4,391,000 Online: 98,000 Online: 129,000	Open house 1
Weather Network (digital) Guelph Mercury Tribune (digital) GuelphToday.com (digital)	October 30 - November 11	Online: 4,391,000 Online: 98,000 Online: 129,000	Engagement
Intrigue Media screens	November 1 - 30	Screen views: 21,000	Engagement/Open house 2
Weather Network (digital) Guelph Mercury Tribune (digital) GuelphToday.com (digital)	November 12 - 26	Online: 4,391,000 Online: 98,000 Online: 129,000	Open house 2
City News (Guelph Mercury Tribune), print	November 21	Print: 80,246	Open house 2
Weather Network (digital) Guelph Mercury Tribune (digital) GuelphToday.com (digital)	November 27 - 30	Online: 4,391,000 Online: 98,000 Online: 129,000	Engagement
		Total 23,361,738	



Sample online banner advertisement on Guelph Mercury Tribune website (October 28, 2019)



Sample online advertisement on Guelph Today website (October 20, 2019)



Sample online advertisement on Weather Network mobile app (October 21, 2019)



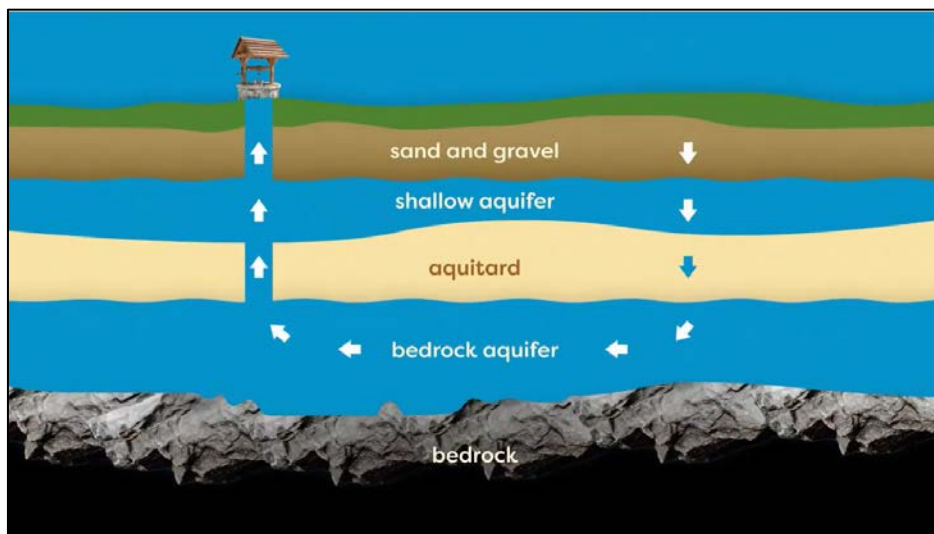
Sample online advertisement on Weather Network mobile app (October 28, 2019)

## Video insights

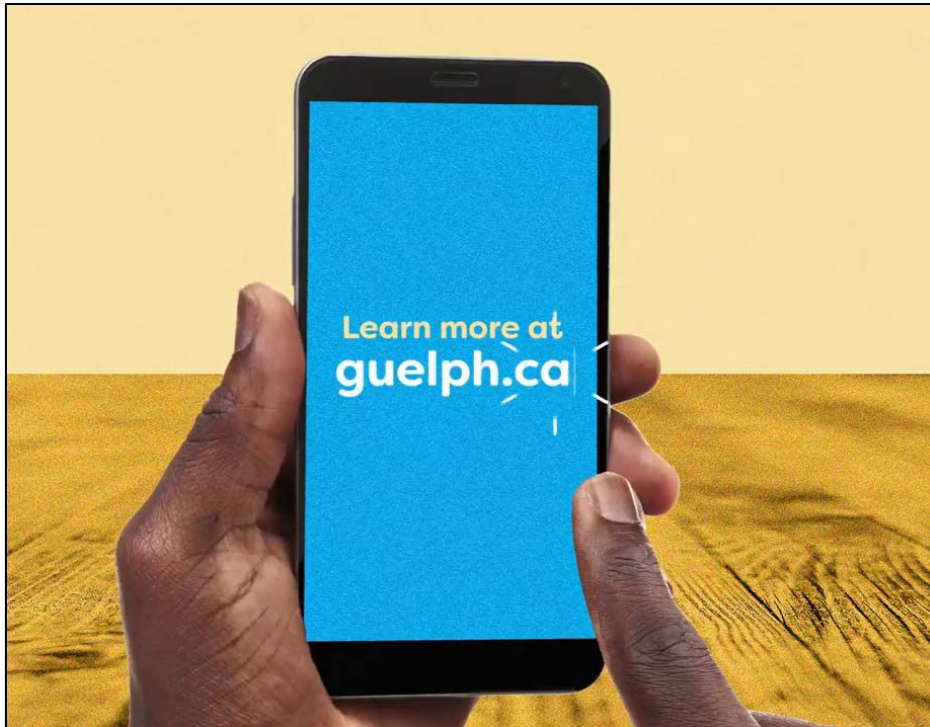
The City developed [a video](#) to provide residents with a high-level explanation of the City's drinking water concerns and the proposed solution to address them. The video directed viewers to the City's website to learn more details about the proposal and upcoming engagement opportunities.



Screenshot of opening frame of Our Community, Our Water educational video



Screenshot from educational video showing aquitard and groundwater filtration process



Screenshot from closing frame of Our Community, Our Water educational video

Video viewing results

Channel	Views
YouTube	1,116
Facebook	1,630
Top audience: Women 25 – 34	
Estimated reach: 6,622	
Twitter	4,494
Total:	7,240



# Appendix C: Our Community, Our Water public facing communications

## Communications collateral

### Contact card



## Poster boards

### Guelph

#### OUR COMMUNITY OUR WATER

**Decisions about our community's drinking water will always be fair and transparent**

We've launched a campaign to tell you about a proposed solution to address the City's concerns about how operations at the Osler Quarry could affect the long-term quality and quantity of Guelph's drinking water.

The proposed solution supports our community's values and priorities, especially around environmental stewardship, fiscal responsibility, integrity, innovation and respect.

#### The proposal

- Close the quarry and make the quarry site part of the City of Guelph.
- Give the City control of the quarry's water supply and build an on-site water management system.
- Create a new mixed-use residential neighbourhood that people can call home.

#### Next steps

- In-person and online opportunities for residents to learn more about the proposed solution and share their thoughts.
- Council decision in 2020.

To learn more, please visit [guelph.ca](http://guelph.ca)

### Guelph is a groundwater community

Guelph is one of the largest cities in Canada relying almost entirely on groundwater for its clean drinking water.

- Groundwater is a more limited resource than surface water (lakes and rivers).
- Groundwater comes from rain and melted snow that seeps through open spaces and cracks in soil and rock into underground reservoirs called aquifers.
- Guelph's aquifers are protected by an aquitard—a layer of dense rock that acts like a barrier.

To learn more, please visit [guelph.ca](http://guelph.ca)

### Guelph puts the safety and security of our drinking water above all else

The City wants what's best for the future of our community.

#### What are the City's concerns?

The quarry uses a lot of water that could provide high-quality drinking water for our community. Quarrying digs deep into the ground where the aquitard lies—the base of dense rock that acts as a barrier to protect our groundwater.

#### What are the challenges?

Guelph is growing and we need to protect our drinking water. The Osler Quarry property is not in the City's boundary and therefore not included in Guelph's growth plans.

#### What is the opportunity?

While the owners of the quarry don't agree with the City's concerns, we're working together on a solution. The quarry would close sooner than expected. The City would get control of the quarry's water supply. A residential neighbourhood would provide a more fitting land use in this urban setting.

To learn more, please visit [guelph.ca](http://guelph.ca)

### A short history

The City has been working to address its concerns since 2002. It's taken many years to find a viable solution that makes sense for all parties.

To learn more, please visit [guelph.ca](http://guelph.ca)

### How do we get there?

The proposed solution would take time to implement and includes a number of steps.

- Moving Guelph's boundary to include the quarry lands.** An amendment process would bring the quarry lands into the City limits, the land would not belong to the quarry owners.
- Land use planning approvals.** This would include both provincial and City planning approvals to allow residential development and determine how it fits into growth plans.
- Building a system to protect Guelph's drinking water.** The system would prevent surface water mixing with groundwater.
- Planning and building the residential development.** Our community will have an opportunity to comment on the development plans before they are approved.

To learn more, please visit [guelph.ca](http://guelph.ca)

### Aligned with our community's values

The proposed solution supports Guelph's values and priorities.

#### Environmental stewardship

We understand the choices need to be made for our environment.

#### Fiscal responsibility

We believe that doing what's right for future generations includes making the right investments for the greatest return.

#### Integrity

What we say matters. How we behave matters even more.

#### Innovation

We value the tenacity that follows innovation in how we collaborate and solve problems.

#### Respect

For each other and the land we share.

To learn more, please visit [guelph.ca](http://guelph.ca)



## News releases and media advisories

- October 1, 2019: [City and Dolime Quarry owners reach proposal to protect Guelph's drinking water;](#)
- October 23, 2019: [Our Community, Our Water pop-up at the Old Quebec Street Mall, November 16;](#)
- October 30, 2019: [City looking for community feedback on proposed solution to replace Dolime Quarry with residential neighbourhood;](#)
- November 5, 2019: [Our Community, Our Water pop-up at the Ward 5 Townhall, November 21;](#)
- November 12, 2019: [Our Community, Our Water open house November 26;](#)
- December 10, 2019: [City completes engagement on proposal to address its concerns with Dolime Quarry operations.](#)



# Appendix D: Community feedback collected through Our Community, Our Water

Comments and questions have not been edited.

## Questions submitted through Have Your Say

**Oct. 1, 2019:** It appears that you have assumed that the best use of this land bonanza is housing or subdivisions. You should equally consider making this area a beautiful city park. Look at what happened at the Elora Gorge - concerts, increase in tourism, a unique local recreation experience. So many positives to making it a park.

And - Guelph has a parks deficit, so it could help with the scarcity of public parks. Please consider this option before you make up your mind.

Response: Thank you for your comment. It will be included in the community feedback report.

**Oct. 2, 2019:** Are plans for the proposed development available?

Response: We're working with the quarry owner to get a high-level view of what they have planned for the site. We know they would like to build a mix of low- to higher-density housing and plan to include parkland and trails, including connections to existing Guelph trails.


Detailed plans would not be available until we get closer to residential development planning approvals which all depends on City Council approving moving ahead with the proposed solution and the City getting all the necessary approvals.

**Oct. 2, 2019:** If we are being asked as taxpayers to pay for remediation costs, then the city should inform us of what legal rights the quarry operator had, courtesy of their MNRF license, to quarry as far and deep as they did. If it was all legal, tell us so, and perhaps we can be convinced to fund a restoration. Or not. So, for the Oct.29 open house, my expectation is that there will be fulsome detail on what the MNRF license entitled the quarry operator to do, and not do. Will this be available and presented?

Response: The quarry operator was legally permitted and licensed to dig to depth of the aquitard. Once the City advised the quarry owners of our concerns about impacts to the aquitard, they stopped work in the area where the aquitard was reached.

Regardless, the quarry owner is responsible for all costs associated with remediation of the site which would be outlined in a closure plan.

**Oct. 3, 2019:** Is our drinking water safe?



Response: Yes, Guelph's tap water is safe. We have always put the safety and security of our drinking water supply above all else. Guelph's high-quality groundwater, which provides our clean, safe drinking water, is a major reason why people want to live here.

Our tap water meets or does better than all of Ontario's drinking water standards which are among the strictest in the world. All of our water quality tests are performed by labs that are accredited by the Province of Ontario and the Canadian Association for Laboratory Accreditation. Learn more about water quality in Guelph [online](#).

**Oct. 3, 2019:** If our water is at risk why has the quarry been allowed to keep operating?

Response: The Dolime Quarry has been and is operated lawfully as per their permits and licences. And, once aware of our concerns around water quality in one particular area of the quarry, the quarry owner agreed to the City's request to pause work in that area. We're encouraged by the owner's desire for a fair, transparent solution.

Our water quality concerns relate to the quarry's eventual closure. After quarry operations stop and the quarry fills with water, any damage to the aquitard—the layer of dense rock that acts as a barrier to protect our groundwater—could allow surface water to mix with groundwater, passing on bacteria or other contaminants. We want to make sure this never happens. The solution we're exploring aims to manage this long-term risk.

**Oct. 3, 2019:** Why has it taken so long to fix this?

Response: This issue is complex. It involves exploring solutions that address long-term needs. We've had to do some scientific and technical studies, and evaluate a number of complicated solutions. That takes time.

Over the past few years, the City and the quarry owner (River Valley Developments) have made good progress by collecting data on groundwater movement on and off the quarry site, studying other similar situations, working to come to a mutual understanding of each other's concerns and needs, and developing the proposed solution we're sharing now.

**Oct. 3, 2019:** Is there enough water for another residential development?

Response: If the proposal proceeds, and we get through all the required planning steps, there would be a public planning process to determine what the new development would look like. Once that is complete, the City would be able to calculate expected water use for the new development based on the number of people we expect to live there, and this information would be integrated into the City's [water supply master plan](#). Ultimately, we expect that a new residential development would use less water than the quarry currently uses, and the City's drinking water concerns will also have been addressed.

**Oct. 3, 2019:** If this quarry closes, won't another one just open somewhere else?

Response: That's not up to us. We understand the growing demand for aggregate in Ontario and the value that aggregates provide—aggregates build houses and roads which we all need. We also want what's best for the future of our community and in this case that's protecting our drinking water supply.

To learn more about quarries, please visit [ontario.ca/page/aggregate-resources](https://ontario.ca/page/aggregate-resources).

**Oct. 3, 2019:** If we're a groundwater community why do we keep growing? Shouldn't we just stop?!?

**Response:** In 2008, City staff discovered that legal and permitted quarrying activities at Dolime had removed part of the aquitard – the layer of rock that protects our drinking water supply. Once aware of the City's concerns around water quality as a result of the breach, and despite not agreeing with our concerns, the quarry owner agreed to the City's request to cease further quarrying in that area and of the aquitard overall. The City's water quality concerns relate to the quarry's eventual closure. After quarry operations stop and the quarry fills with water, any damage to the aquitard could allow surface water to mix with groundwater, passing on bacteria or other contaminants. Right now continued quarry operations include keeping water away from the breach so there is no mixing of surface water and groundwater.

The solution we're exploring aims to manage the long-term risk, after the quarry closes. Once the land becomes part of Guelph, the City would take control of the water supply and build a system to prevent surface water mixing with groundwater.

It's also interesting to note that the license under which the quarrying of the aquitard occurred was granted in the 1990s before there was a good understanding of the location of the aquitard in this area.

**Oct. 4, 2019:** Has the quarry already fully breached the aquifers and, if it has, what can be done to remediate the situation?


**Response:** There's no immediate risk to our drinking water. The City's water quality concerns relate to the quarry's eventual closure. After quarry operations stop and the quarry fills with water, any damage to the aquitard could allow surface water to mix with groundwater, passing on bacteria or other contaminants. Right now continued quarry operations include keeping water away from the breach so there is no mixing of surface water and groundwater.

Meanwhile, this is a complex issue. It has involved exploring a number of different solutions that would address long-term needs. Over the last five years of confidential mediation, the City and RVD made good progress by collecting more data on groundwater movement on and off the quarry site, studying other similar situations, working to come to a mutual understanding of each other's concerns and needs and, more recently, developing the solution being explored now.

**Oct. 4, 2019:** Giving the City control of the quarry's water supply and building an on-site water management system, should this of been done years ago?

**Response:** The residential development would be on the site of the quarry, an already disturbed landscape. The development would include parkland and trails, and early quarry closure would mean less disturbance to wildlife living in nearby natural areas. The quarry is otherwise expected to continue operating for another 15-30 years.

The residential development is also what the quarry owner gets in exchange for shutting the quarry down early. Both the City and the quarry owner have interests that need to be addressed; the proposed solution addresses both, and has the added benefit of addressing blasting concerns by people currently living next to the quarry. That blasting has effects on wildlife too.



**Oct. 4, 2019:** “Creating a new mixed-use residential neighbourhood that people can call home” This area is already ‘home’ to many wild creatures. Why can’t it be left as a natural area to protect the species which already dwell there? We have to destroy everything in the name of development?

Response: The quarry operator was legally permitted and licensed to dig to depth of the aquitard. Once the City advised the quarry owners of our concerns about impacts to the aquitard, they stopped work in the area where the aquitard was reached.

Regardless, the quarry owner is responsible for all costs associated with remediation of the site which would be outlined in their closure plan.

**Oct. 5, 2019:** Is the Quarry going to take on any of the cost of remediation or is the City going to have to foot the bill for all the water problems created over the years? How can a business put the city's water in danger and just walk away from the project without having to pay the burden of water problems long term?

Response: The final water management system the City uses will be determined through a formal environmental assessment process. The City is looking at a system that would keep groundwater flowing toward the quarry to prevent surface water from entering the aquifer. The proposed system would be similar to the current pumping system used for quarry dewatering. There would be no risk to the aquitard from rehabilitation or residential development. The plan is for the water management system to be built before any development begins. The water management system would run continually and protect our groundwater during residential construction.

**Oct. 9, 2019:** Can you provide more details on the type of water management system used to mitigate possible negative effects from both the remediated quarry, and the housing development? Given the sensitive nature of the aquitard, is the City proposing some type of membrane or similar technology to capture / sequester harmful bacteria and contaminants? It seems likely that during construction of the new housing development there would be much greater risk of contamination and harm to the aquitard.

Response: The final water management system the City uses will be determined through a formal environmental assessment process. The City is looking at a system that would keep groundwater flowing toward the quarry to prevent surface water from entering the aquifer. The proposed system would be similar to the current pumping system used for quarry dewatering. There would be no risk to the aquitard from rehabilitation or residential development. The plan is for the water management system to be built before any development begins. The water management system would run continually and protect our groundwater during residential construction.

**Nov. 1, 2019:** Why can't this area be returned to its natural state? Why must developers rule every decision and planning made in city hall? Why do we just keep sprawling and sprawling? When is anyone going to actually question the value and consequences of endless growth?

Response: It's important to understand that the land is and will continue to be owned by the owners of the quarry, even after it comes into Guelph's jurisdictional (municipal boundary). The City will get control of the water supply to ensure it's protected in the long-term. Instead of continuing to quarry the site, which has another 15-30 years of viable life, the owner will stop quarrying, and maintain the commercial viability of their property through a mixed-use residential development. The quarry owner will be



responsible for the rehabilitation of the site prior to development too, and the development will include parkland and trails.

As for growth, the Province sets growth targets for Guelph (through the Places to Grow Act), and we're expected to grow to a population of 191,000 by 2041. Guelph has control of where and how we grow, so we'll be able to help shape what this residential development looks like should Council approve moving ahead with the proposed solution.

**Nov. 15, 2019:** Where exactly is the quarry and how big is it?

Response: Great question! We created a map to help people see [where the quarry is](#). The quarry property is around 98 hectares, or 242 acres. That's about one percent of Guelph's current land area (8,722 hectares or 21,553 acres), or an area equal to 183 football fields or about 646 hockey rinks. Only about two-thirds of the land area is suitable for development and finally permitted development will depend on environmental and other studies to be completed as part of the development planning process.

## Survey responses

### Question 1

**What do you think are the benefits of the proposed solution for our community?**

- "Most importantly, protection of our water source for future generations. The City is demonstrating respect and intentionality regarding such an important environmental issue; Also, collaboration, a solution workable for both parties."
- "Gain access to 11 million litres of drinking water per day which represents approx 25% more than the current daily use of 40+ million litres -- which will help with long term planning. Reduce the erosion of the layer that protects our ground water. Reduce/remove the blasting which negatively affects homes within the surrounding area which is where my home is located."
- "Better use of existing water supplies at quarry--drinking water, not other. Allows population growth in area that is not agricultural--and cheaper? Alternative to infill projects and possible potential for lower cost housing."
- "Conserving and protecting Guelph's water supply. More residential properties for the growing population. Collaboration between the quarry owner's and the City."
- "Opens up a beautiful piece of property along the Speed River for community use. Rehabilitation of the site is beneficial to the whole environment. Ongoing source of water for Guelph "
- "It would be great if it includes affordable housing and large green space, including a fully fenced dog park."
- "Water protection"



- "Guelph will have complete control of managing the safety of the quantity and quality of our water supply. The City and Dolime ( River Valley Developments RVD) have been in mediation since the City won the right to appeal the PTTW decision by the MOE to grant the RVD a Permit to take water despite concerns the city had with the Management Plan and the safety and quantity of our water supply. This mediation has been ongoing since May 2014. The benefit of the solution is ending the risk to our water supply and legal and staff costs of continuing this dispute, considering the remaining approx. estimated 20yr life of the quarry. Other benefits include possible parkland dedication to the City for trails etc through the development process. Through annexation, the City will also have more control over the proposed mixed use development. Trail connections through previous private property will connect neighbourhoods to our parks trail system and the Downtown core and other locations."
- "Protect our drinking water"
- "residential properties within the built up areas with schools and transit routes near by"
- "tntc, but for one - having a place where people live and can get to work/shopping without needing to drive is bound to be an incentive to have fewer cars per household. I know that public transit is meant to be used more for us to have a sustainable future, and expect that reducing the number of cars around will move us closer to that end."
- "Protection of our rather unique water source for the entire city."
- "Reduced risk to our water supply. No industrial activities on that site moving forward. High density residential with lake front"
- "Obvious benefit is that we will not be pumping huge amounts of water from the aquifer, and less chance of contaminating it."
- "Who writes your material....with a sentence like this: Allowing the property owner to create a new mixed-use residential neighbourhood that people can call home...that people can call home..... What does 'home' mean?"
- "We have a climate crisis, and in turn, that affects the water we drink and take. The proposed solution makes it so we are prepared for the future by protecting and conserving the water. Aquitards cannot be rebuilt. We cannot continue to (potentially) take water at a rate that's faster than it can be replenished."
- "The protection of the City's drinking water; the cessation of impacts of the quarry on the immediate neighbourhood (noise, vibrations); additional housing capacity; potential transportation linkages between parts of the City to the north and south of the quarry."
- "More property tax revenue. More control of the water management and a leading role in ensuring the aquifer is protected."
- "Control over some of the city's water resources."
- "Protection of ground water and river habitat"

- "stops the extraction of rock/stone that endangers the drinking water supply for the city; attempts to address the private/public sector interests in a mutually beneficial way; provides a new source of protected drinking water for the city; stops the foolish dumping of pristine groundwater that is/will be in short supply in the future; takes a challenging problem and provides a partial solution for all"
- "There are planning controls in place to limit the scale of development as it stands in areas outside of settlement areas in the county/Guelph-Eramosa Township. The developer benefits by the proposed inclusion of the development into the city and then the expensive servicing requirements to connect this site into the City's infrastructure systems."
- "It is terrific to be hearing that there has been some progress after years of silence on the breach. I am thrilled the City is thinking of the possibility of annexing the property and hopefully redirecting the water for City use some day."
- "The area could be used as a park."
- "I am not 100% clear on how the quarry would affect our drinking water. If the concern is pulling quarry water from our water supply, isn't that what water treatment is for? To decontaminate our water? I think your proposed solution is good, but reasons are unclear."
- "Water protection"
- "Protection of valuable water for the growing City"
- "Additional tax base?"
- "I think opening up that size of land for mixed use purposes could really have a strong impact on the community. I could see a site similar to BrickWorks Toronto bringing together the community and creating a greater focal point for the city of Guelph."
- "More space for a small group of people to live"
- "Water quality and quantity concerns addressed"
- "I think that it will benefit Guelph's water supply in the years to come. Great action plan."
- "Protecting our water!"
- "I think it's important for municipalities to control their own water and not have to rely on private business. Therefore, I think this sounds like a good idea. It ensures the quality of our water both in the short and long term."
- "Reduced risk to municipal water supply. Potential for another water source for city, though I understand that the increase is estimated to be only in the order of 10% of the current supply."
- "I am looking forward to this new development as it will give an opportunity for the long awaited Hanlon underpass trail to be built. The west end community is disconnected from the rest of Guelph because of the Hanlon Expressway, and an underpass trail will give those who want to use active transportation an opportunity to connect with the rest of the city."
- "The most significant benefit is the protection of our ground water/ drinking water supply. Secondary benefits include different use of the area in the future"

- "Early action on the closing of the Quarry site means that there will be less fresh water moved out, and a lessened threat of the quarrying process to reach the aquitard, and thus lessening the threat of contaminating our drinking water."
- "Control of our water supply."
- "safer drinking water"
- "Follow Buchart Gardens, Vicria, BC. I was there 2 wks ago and it's awesome"
- "I think that it would be a good use of land provided the green spaces are not lost. Many who live in that area would love for the forested area alongside the river to remain-- myself included"
- "It's good the city has control of the land and helps to protect our water but we are missing an opportunity to open the area up for the community as Parkland and a community space."
- "Nil"
- "it reduces the amount of ground water and high quality water being taken by a quarry. Grows the City of Guelph and integrates this important resourcing taking area into the municipal jurisdiction"
- "The river is an under-celebrated feature in Guelph. I run this space on a regular basis as a 'trespasser". If development is done in a way that guarantees the greenspace is generously protected, this is an exciting opportuntiy."
- "Eliminating that type of industry from the city and with it all the truck traffic, noise, dust and earthquakes that I feel since I live in the adjacent neighbourhood"
- "Saves our water quality BUT the proposed "solution" should include exploration of all options"
- "Quarry site closes early, and groundwater is protected."
- "Other than benefitting the city, I don't see how this is the only, ot best solution, being discussed."
- "I don't believe it has any benefits to add more house to our community. What would be nice to see it the area and river are allowed to re wild an become a multi use recreational area."
- "Continued security for a source of water that many communities would envy."
- "Don't see any. We need to learn to manage our current water supply and provide tap water that doesn't smell like a pool after being shocked. It's unfair to drag an area into a tax levy city that already has issues managing residents needs"
- "Nil. I don't agree with this solution. I see no community benefit, only corporate benefits to the quarry and of course Nestle, who they partner with, which is the real threat to Guelph drinking water!"
- "We will have water to support growth."
- "Access and control of water is primary. New housing options on currently wasted landed is ideal. Having the river and park continue past the Hanlon would be great."
- "Control of water use and quality is the main benefit."

- "I like the idea of Guelph controlling the area and the watersupply. We obviously need water and demand will only increase in the future. Water management will be key."
- "Control over quantity and quality of water supply. Control over how the city expands in that direction. Keeps it out of Nestlé's hands."
- "Water wise great. Community development - terrible."
- "protect water supply and safety, reduce lime in air"
- "There are no benefits to this."
- "Saves our water supply and prevents damage to local houses from blasting. Also offers some great outdoor park space for local residents."
- "I think on the whole it is a good idea but is it necessary to put housing so close to a vulnerable water supply? I support the initiatives for mixed income housing but perhaps this area would be better as a park/greenspace/carbon sink."
- "Urban sprawl tax base and a water plant."
- "Stopping the further operations at the Quarry and the long term negative impact on the aquifer should help preserve the water supply."
- "Don't see any reason why change is necessary. It's just another"
- "Rotten"
- "None"
- "City having water rights"
- "Increased tax base and water protection"
- "The City getting control of the water is critical. No one else would protect the water like those responsible for delivering safe tap water who do it diligently every day. It would also be great for the quarry to close because I've heard that it's a real problem for those who live nearby."
- "The area is currently ugly. It would look lot better as a residential neighborhood, especially if take advantage of the hills/cliffs."
- "It is an excellent idea when you reach an amicable agreement on a purchase like this. We need the space for an additional subdivision in Guelph."
- "The site as it is now is unusable to the public, presents potential hazards, and takes up a lot of space. Making it a residential neighborhood gives the city more opportunity to increase parkland, and increasing our population and tax base. I also support the growth and expansion of our city's boundaries."
- "Increasing housing supply on the open market is the first step in creating affordability."
- "It's a good idea as long as public access to the water itself is maintained for SCUBA diving."
- "Functionality of the space to be used."
- "Protection of our drinking water; Stop the blasting; Possibility to develop (restore) land to better use by all residents of Guelph and area."
- "Protecting our water and our natural resources."
- "I think it is very important that the City is in control of protecting our underground water source from contamination."

- "Water security, environmental and water sustainability, economic development"
- "guelph has supposedly more control of their water management"
- "One of the main benefits of the proposal is that the quarry will be closed and the City of Guelph will obtain control of the water management of the quarry so that they have to control to make decisions to best protect Guelph's groundwater."
- "Great idea!"
- "No additional encroachment on the water table. The inevitable can't be avoided."
- "I think that this a great solution for the community and I appreciate the efforts made by Staff to move this project forward. Despite any negative backlash, I really do believe that this solution will be beneficial to the community. The greatest benefit is that this solution offers the City an opportunity to regain control of their own water supply, whilst having an opportunity to provide a much need mixed-use development to the City."
- "The proposal would: 1. ensure water quality and quantity for the future 2. provide opportunities to address the Guelph tree canopy objectives 3. provide opportunities for tree retention in the proposed residential developments; not cash in lieu"
- "The city controls a significant ground water liability."
- "Control of the protection of our water; removing an industrial site from what is rapidly being surrounded by residential areas; creating more city green space and trails; providing more housing within city limits; no more dynamiting making my window ornaments rattle"
- "Control and monitoring of quarry's impact on aquifer, added medium or high density housing near the downtown core."
- "Agree with the city that this is an important action to protect our water. Also, infilling of disturbed area for development is far preferred to taking up greenfield

## Question 2

### What do you think are the challenges of the proposed solution for our community?

- "Firstly, community members may be concerned about the cost to the city of another major project. Another construction site near the intersection of wellington and Hanlon."
- "Can our current infrastructure support the increased in numbers of people settling into the new neighborhood. Includes traffic concerns as well as protection of the environment surrounding this area."
- "Cost of closing quarry--city costs? Hanlon and access to this area--traffic flows."
- "The cost? I didn't see any reference to the costs in what I've read so far. Also how will the property be rehabilitated for residential housing?"

- "What are costs involved? Does 'control over water' mean the property owners have rights to the water? My main concern is the land having private owners, and benefiting from Guelph development. Much better if City owned the property"
- "Political will to give community what we want and ask for."
- "Instead of a residential neighborhood, how about a recreational area? Trails, swimming....maybe even camping?"
- "The city will be challenged to find the safest and most cost effective solution to mitigate the damage to the aquitard due to the local geology."
- "We may have to continue to control inflow into the quarry to prevent a GUDI situation by energy intensive pumping for many years into the future- which also has its risks."
- "Will take a long time to complete and cost a lot."
- "timeframes to review environmental concerns. proximity to drinking water and maintaining separation of groundwater and surface water. neighborhood associations concerns"
- "A few years back, I read about the goal of turning expired quarries into restored habitats. I saw the poster of the grand champion quarry remediation, which was indicated to be just an example of what's being done. Most quarries are never restored. I imagine it will be difficult to rework the quarry due to few practical examples of how it's done."
- "Costs. For the owners to meet provincial requirements for winding-down their operations and leaving safe land for city use. I have no issue with them retaining ownership.....I assume the model may well be like the University's 99 y lease on the Stone Road Mall property. Time; Will operations at the site be curtailed / wound down as the changes work their way through all levels of government?"
- "Costs and capacity to bring all City services to a residential use. Costs to make site suitable for residential"
- "We are not seeing much about the proposed solution. If the plan is to build housing there, there will need to be much remediation work done."
- "The challenges are that the owner of the property intends to make a lot of money from building this acreage full of houses. Since development is built at a loss in Guelph, it will cost the community money to support the developers plans."
- "I do believe we will have a challenge getting everyone on the same page. I worry that putting in a neighbourhood isn't the most ideal choice, but I understand we're growing and we need to develop, I just want to be careful of excessive urban sprawl."



- “That the solution is fair for City residents in terms of risks and costs. I am very concerned about the presumably very high cost to remediate such a large degraded site and install a water treatment facility. The environment has been damaged by the quarry firm so the firm should cover the actual full construction costs of that work - not the City. It is unclear if the City intends to purchase the property and develop it - or the site owner will develop it. There could be risks for residents with either scenario. Who pays for site clean up and who develops it should be clarified and the implications of each scenario fully explained in further public consultation so people can voice opinions on these if possible. Later during the development review phase - due to the unusual site there may be unusual and unforeseen development cost items which may not be clearly covered by normal City/developer cost sharing rules - like the bridge possibly. At this point the City needs to ensure that growth pays for growth and existing tax payers are not unfairly burdened. I would also be concerned about whether the proposed additional number of housing units can be supported by our environment and infrastructure (wastewater, arterial roads, sanitary and storm sewer capacity, etc.) and whether the area can support the appropriate number of additional jobs for this population increase.”
- “Dealing with the private owner and ensuring they are not selecting a low capital solution that downloads costs and risks to the municipality and the community for decades to come.”
- “None.”
- “Lack of political will”
- “the owner of the land, Carson Reid wants to build a low density subdivision (not a mixed use neighbourhood as the city states) at the end state of the pits life. he wants to 'unload' the potential environmental contamination issues/long term clean-up aspects of the site to the city. the land has very limited zoning for development capability today - a M3 extractive resource category, and an EP, environmental protection zone; with this he can't build his subdivision, and there are severe development restrictions on the site (next to a sewage plant with significant odours, floodplain restrictions, servicing difficulties due to its low elevation relative to surrounding lands, proximity of the Hanlon expressway with restricted access to the site, etc. etc. From the available information, it is unclear how much development is being proposed for the property. There is some reasonable expectation that houses on the north side of College Ave W. can be constructed (tie into existing city services), but once you go into the pit area there are significant development challenges. Also it is unclear how much the developer is losing from not carrying on with his extraction operation at this site, i.e., does it make money with all the on-going dewatering operation that is necessary to extract the aggregate.”
- “The City should not be stating on their website what is the development allowance permitted until detailed environmental/planning assessments have been completed. . . . have the 'cart before the horse.' Now (nov 21st) there is a statement on the website that defines how much land area is available - 160 acres. 2/3rds of the 242 acre site. THIS IS PREMATURE AND MISLEADING!”

- “Of course the biggest challenges are 1) Reaching an agreement with Guelph/Eramosa Township for annexation and well as a fair price for the property. 2) Figuring out the best way to repair the breach to protect it from ever becoming a source of contamination to City wells. I don't think repair to an aquitard has ever been done before. 3) Determining who will be paying for the cost of the repair Standing up right now to the next quarry threat that is burbling up just down stream - here we go again.”
- “The property is located beside a sewage plant. There will nothing but litigation issues for the city if a residential neighbourhood is built beside it.”
- “1. Traffic management. Better technology to control traffic is needed. 2. Bicycle trails should be included. Adequate parkland and natural animal and fowl habitat. After all, the animals live here too.”
- “The design”
- “Not holding to proper riparian protection buffers”
- “Human nature to urbanize landscapes when it's "home" = fear of this happening to the developed lots along the riparian area”
- “Among many challenges, having residential in a site like this could feel a little forced.”
- “Building detached homes and town houses will not benefit Guelph in the future. We have a rapidly growing population, all of which needs homes, and at some point we will have to tear down the houses you plan to build to make room for apartments and condos. It's a lot of work and money (not to mention the environmental ramifications) to build it if it'll just be torn down in 10 to 20 years. Some of the people who live in these houses might not even be done paying their mortgage before they're forced to move out.”
- “expanding the urban boundaries contributes to sprawl etc.”
- “Getting agreement to proceed through the many clogging channels at city have and the province. Not to mention NIMBYhe”
- “Not caving to a developers every whim. Let's make them give us something we want. What they're getting is way more than what they have now. Let's insist on affordable housing and energy and water efficiency to the point of NetZero.”
- “It sounds expensive, but protecting our water is worth it. In my experience, most of Guelph's residential spaces, especially newer areas, are very segmented. I think people might have a hard time adjusting to the idea of mixed-use residential. However, research has shown that mixed-use residential is hugely beneficial. They're more walkable, which improves the mental, and physical health of residents, to name a couple.”
- “Minimal down side arguments. Relatively small cost to implementing, but potential increase in tax revenue, though minimally. Unclear if it will cost more than it will generate.”
- “There will be challenges getting all the permits necessary to build the trail but it has been wanted for over 10 years.”



- "Controlling the surface water/ ground water interactions. Other challenges will be convincing the developer to include enough recreational/public use of the newly acquired city lands."
- "Change is always something that is hard to be okay with. People will think that this effort isn't necessary and that protecting our drinking water isn't important, and others will value jobs and the quarrying process more. There will be some division, but making the decision that is best for the majority is important."
- "Traffic, Groundwater, flooding, location of wastewater plant, expensive to rehabilitate into suitable location for homes"
- "is a residential neighbourhood here the right thing? It's right beside the wastewater plant, who would want to live there? How would it fit into the rest of the City?"
- "Added traffic, more congestion on the Hanlon once this all those houses are added, and the cost of re mediating the site-- there are giant holes in the ground-- how do you fix that in a way that will last?"
- "Having a developer create an accessible green sustainable environment."
- "Nil"
- "The provincial approval could be a challenge. Also having that many more houses is just adding to our urban sprawl issues. Could we not look for densification and more returning of the land to natural habitat? that would help with ground water regeneration better than a new subdivision."
- "Guelph is happy to give developers a 'buy-out' option with respect to greenspace. This development could change the inner-city forest experience that currently exists on the other side of the river. A wide forested space along the river should be guaranteed for this project to move ahead."
- "Cleaning it up, that is making it pretty and dealing with any contamination."
- "Filling the hole / surface/rain water filtration"
- "Minimal traffic effect of tiny community"
- "It is a unique site and needs creative ideas, not just another subdivision"
- "The water supply is already affected for the city. Building new houses will maybe prevent water contamination but will cause a significant increase in water usage and, down the line, further restrictions on use. It's basically fixing one problem to cause another."
- "Infrastructure water and the ability to support the added burden to the city of the massive amount of people this will add. we already have nestle burdening our waters we do not need this as well."
- "Ensuring that the houses on the site do not pollute the water."
- "City of Guelph won't manage the resources and how much more will this cause our taxes go up?"
- "Finding the real problem now that a scale goat has been created. Nestle is the real problem."
- "It will be extremely expensive and require ongoing maintenance. No doubt my taxes will go up to pay for it."
- "Soil remediation, concerns over waste treatment facility for home buyers"

- "Cost of transforming the site will be a challenge."
- "Challenges will be to keep builders out of the area. Do not build housing of any sort in the area. If any housing occurs then 5 minutes after the first person moves in, they will inevitably complain about the poop plant next door and demand it moves or shuts down. Use it for a park and City of Guelph equipment barns as well as storage for the city."
- "Environmental extremists might try to prevent the city from building anything in there and make it impossible to cover the costs of buying out the quarry company. Hope you don't find any Jefferson salamanders!"
- "To get the stalwart, 19th century thinkers at city hall to realise growth and development can't be pursued in perpetuity. There is no reason whatsoever for this area to be developed into housing. Not with the massive sprawl the city has already planned for the south end. This is rich developers influencing our future so they can line their pockets at everyone else's expense."
- "cost, hopefully no increase to already exorbitant city taxes"
- "This is a financially irresponsible plan considering that the quarry is slated to close in a few years. Why would the city waste tax payers money to purchase this property from the County?"
- "Cost to community"
- "See comments above. Being able to limit urban sprawl with the need for housing. At what point do we say enough? Until we work in more affordable housing, I question how many other types of units should be built."
- "Infrastructure; with water and people comes sewage and garbage and traffic, schools, parks community development. How does it fit into the "big" picture?"
- "Cost Is it enough to ensure Guelph has adequate water for the future?"
- "Needs more though, council does not have the background to make a decision."
- "Not charging more tax"
- "More housing is more pressure on the water table."
- "The City having to manage a hole in the aquitard in perpetuity through a water management system. While they could and would do it, it's unfortunate there isn't a real, physical and permanent solution to fix this. Also, how this growth will impact other growth plans. Does this mean we're back to the drawing board for Clair-Maltby? Will that make people happy (those who don't want to develop there) or angry (developers with plans and investments). Also, while the hole was done during legal activities, it seems to me that an owner with more corporate social responsibility might be doing more. I appreciate that they have commercial interests but they are going to get a LOT more money from a development than a quarry. How convenient for them. Could they then consider building less, or building net zero homes and/or affordable homes? If they are a community member they should care about this too. Not just their bottom line. This is the owner/developer's chance to step up and be a real community leader. Talk about a great legacy!"
- "To find money for it."

- "Annexation requires provincial approval, growth and development is slow, how does this solution get implemented? Will it take 20- 30 years? Will it get built before the Clair maltby lands?"
- "Meeting everyone's ambitions for the redevelopment particularly when looking at the finances."
- "What I do not want to see is continuation of sprawl, and large suburban lot sizes which is not conducive to tackling climate change. I do want to see a TRUE diversity in built form, including higher density options like mid rise- and stacked town homes. I also want the City to actually leverage affordable housing options by assuring from the developer that we will receive a sufficient number of affordable units. I would also stress that the city actually considered real mixed use options like those in new urbanism."
- "Getting through municipal and provincial red tape.... also getting past NIMBY's"
- "A very large economic opportunity could be lost if public access to the water is not maintained."
- "Property Agreements."
- "1.Limiting the development by owner to protect integrity of the area  
2.Convincing Ontario Government that this is an urgent situation to resolve (approval of transfer to Guelph from Eramosa) 3. Traffic issues - how will new residential area be accessed? 4. How many units will be built?"
- "Cost of site remediation."
- "I think the challenge is to avoid another sprawl-like development as have been springing up in the South, East and West ends of Guelph. Why not create a more forward-thinking sustainably planned community, with smaller units, places of employment and lots of natural greenspace. (I am not talking about manicured parks, but naturalized areas). We should be exceeding the recommended allotments for greenspace in our new developments."
- "Buy-in"
- "i do not understand how this will take place when it has taken years of enduring the earthquake like vibrations domline has created in neighborhoods...why now? why did they not cooperate in the past.? What is in toi for domline now that makes it attractive to them to cooperate? Convincing people of the true agenda is a challenge"
- "I think the main challenge is what will happen to the open pit. Will people be able to swim in the pond once it is a residential area? If it is constantly pumped, what energy is required to maintain that long term and will it be sustainable? What happens if there is a contamination spill or road salt that enters the pond from nearby? Will Guelph's groundwater be impacted? How will that risk be managed?"
- "Please do not let the developer "Carson Reid" walk all over the city. Take this opportunity to do a rewarding job. Not just the eventual tax grab."

- "I think the biggest thing that the community needs to understand, and staff have emphasized this in their correspondence that I have seen, is that the owner of the quarry lands has a desire to maintain the commercial viability of the lands as such the conversion of the lands into a mixed-use development is an excellent solution as it offers the owner a commercially viable exit option while provide the City with the benefits of new development. Although, I agree that this is a reasonable compromise, I think that the public may need more education to get on-board with this idea as from what I am heard many people do not want any more development and would rather have the lands returned to a naturalized area. There needs to be more emphasis on the importance of growth to the City of Guelph - pinning on to the Places to Grow Act helps with this."
- "1. The cost of developing the water management system 2. The site remediation responsibilities and costs 3. How the city Urban Forest plan will be incorporated into the planning design 4. The tree retention expectations in the residential development plans"
- "The cost of this water management facility will be a life long cost born by the city. The city already has issues with its own water infrastructure which should be updated (queensdale pump)This seems like a backdoor exit for the operator and province who entered into these extractive arrangements and created these unfixable problems. This speaks to a larger issue with extraction which the province has failed to address."
- "Traffic flow in that neighbourhood along with the Hanlon changes; the responsibility of the city to monitor and control the remaining pond in perpetuity"
- "Continued buffering and mitigation of aquitard breach, traffic entry, exit points for easy access to downtown core and Highway 6, preferably from Regional Road 124."
- "Access and traffic - where would the entrance(s) to the new neighborhood be, what road infrastructure improvements should be done in advance to ensure surrounding streets, turn lanes, etc do not exceed capacity?"

### Question 3

**Guelph City Council will consider water, financial, technical and planning aspects of the proposed solution in making their decision. What additional considerations are important to you in the context of this proposed solution?**

- "Hopefully, the remediation and development of the quarry site will be done with class, with respect for possible tenants, and for the benefit of members from every socio-economic class. That is affordable and easily accessible to Transit. And to be respectful of the neighbours. good luck!"
- "I believe the most important aspect to keep in mind is the protection of our environment including our ground water supply and if that means LESS residents or a smaller neighbourhood, I suggest this should be at the forefront."
- "Any indigenous considerations? How will this affect other large infrastructure plans such as Baker Street?"
- "Not sure."

- "Isolation of proposed community. How will connections to wider community be encouraged? Trails, roads, bike path? How will city prevent current homeless population that reside along the Speed River from moving down stream? Affordable housing? Now there's an idea!!! How many units of the proposed community will be affordable?"
- "Nothing to add"
- "Ending uncertainty as previously stated . Ending the disruption to local residents by ending blasting ,noise and dust issues etc."
- "Ensuring natural spaces are provided to allow for infiltration and connection to existing green corridors"
- "property constraints may limit the type of housing available and could hinder affordability"
- "Ecological. They say "Nature abhors a vacuum." There will be things living in the current quarry which are best served by the current conditions. Any time land is taken over, something loses its home."
- "Expediating and / or assuring the protection of the aquifer during the entire process of reclaiming the lands and water."
- "Public access to the lake"
- "We have to ask ourselves as community if we want to load this area with mixed use residential, which will no doubt include many single family dwellings. Given the proximity to downtown, we could consider building a non car dependent and an energy self sustainable park like place. Our current higher density housing still seems to leave us with wall to wall buildings, parking lots and roads. It seems to miss the mark on what we need for next century and does not appear to provide healthy living spaces."
- "I want to make sure we think ahead by many years. That we think the way of our Indigenous ancestors. We think many generations ahead and not just decades. Whatever decision we make is for generations to come."
- "The quarry lands includes areas through which important City trails are planned - including key lands on the north side of the Speed River. The solution needs to include the identification and transfer of all needed lands to the City so those trails can be developed to become permanent City assets. Planning studies for the new development should include detailed trail designs to ensure the trails will be properly integrated in the new development and well connected to surrounding existing areas. There should also be a study of the quarry bridge to determine potential for re-use as a public multi modal bridge since this is also planned as a trail route. Studies on infrastructure capacity, job projections and how this fits with the City's growth strategy should be done and available to the public prior to finalizing the solution - and well before the development planning stage."
- "I want the aquitard to be repaired and reinforced to a point such that minimal ongoing water management is required. I would want whichever provincial body issued the permit to dig to pay the remediation cost of restoring the aquitard since it was apparently a faulty geological assessment that led to the breach of the aquitard. I recognize that geotechnical work is difficult and that low resolution data is the norm, but I find it unjust that the community should rely on the quarry owners to provide water management indefinitely, when the aquitard could be repaired up front and eliminate future costs and future risks."

- "Better infrastructure needs to be in place. I.e. The Hanson should be a through way without the lights. It is currently a parking lot. The city staff and councillors should get their heads out of the clouds and stop believing we are all going to use bicycles. Since the cars are not yet electric why is the city allowing such high density along Gordon where there will be so much pollution?"
- "Restoration of Speed River habitat"
- "based on existing info available from the city staff, I would like further exploration of low tech solutions to operating the afterlife of the pit. This would entail sealing off the fracture area in the aquitard layer, allowing the pit to fill with surface water and then allow natural overflow into the river. This would of course reduce the area for possible development adjacent to the pit as the lake would be considerably larger. Look at alternative development options with the community NOW as part of the due-diligence discussions for the proposal. The long term use may be best left as a natural area in the pit area, and allow development at the College Ave. higher land site area. Even higher density development may be allowed on the northwest corner of the lands adjacent to the Hanlon (wouldn't that be a nice high density development site that Carson could sell off)."
- "See above commentary re 'development assumptions' for the property. Technical alternative engineering/environmental studies need to be completed prior to giving a development envelop allowance for the property."
- "I think will weill be wonderful to have control over the situation and hope the Province will assist the City staff's plan. Very disappointed the Province has wasted so many years fumbling."
- "Litigation as stated above. The cost and issues of having to relocate the sewage plant if the city loses any legal challenges"
- "Environmental considerations, i.e. make sure lots of trees are planted."
- "Pedestrian-friendly local services - minimize traffic"
- "Concern about traffic flow in and out of the new development (Bishop Court)"
- "Ratio of parkland/nature space to development"
- "Alternative uses: ie: money garden grand park (we're probably losing the OR lands @ York)"
- "Annexation! Let's evaluate liabilities and benefits. Don't pay too much compensation to current mani. for annexation"
- "How much of the site rehabilitation can be done with the Quarry Rehab reserve? And who will pick up the difference."
- "We need sustainable density of uses to make the site work!"
- "A consideration that may need to be weighed in on is the future growth of the community outside of the sustainability of the project. Using an area like this to build a more exciting spot for Guelph and the surrounding communities could draw a great deal of revenue but it would need to be an exciting place to be and not just for today."
- "Consultations with jurisdictions with similar projects."



- “The City has long promoted its desire to “grow within its municipal boundaries - to grow up not out.” this obviously changes that narrative . I don’t need to summarize the impacts of urban expansion, but be mindful of these . Nevertheless, if urban boundary expansion is determined to be required to the 2041 planning horizon through Land Needs Assessment and Intensification Analysis, these lands and Clair Maltby should both be potential candidate lands (and if being within the Municipal boundaries is no longer a given, look east and north too - think new Highway 7) . Council needs to not pass the buck with a Minister’s Zoning Order or 40 ha expansion outside of an MCR, but needs to plan for urban expansion comprehensively through MCR and determine where we should grow. Evaluate multiple development scenarios against life cycle cost of required infrastructure, impact on drinking water and natural systems, ability to make efficient use of existing infrastructure, ability to service with transit, connectivity to the rest of Guelph, etc. I understand how difficult it has been to find a solution to this drinking water risk , but it is fundamentally concerning to me that the planning department is not leading a conversation of where we should grow. Today’s drinking water concerns are just one of many. Eventually this pit will stop operation and we will find a ground water solution. We are a municipality - we can wait them out. The impact of where we choose to grow will be felt for 300+ years.”
- “The continued use of the quarry water area as a parkland setting and recreational use. Boating etc.”
- “This is probably a tough enough decision already. I think ultimately the protection of the water is paramount.”
- “The environmental aspect. With the towns around Guelph like Rockwood, Eden mills, Erin and Eramosa all expanding fast, a lot of natural land is being lost. Farms, roads, commercial, industrial and residential areas are all replacing the forests, fields and rivers. The swamps and wetlands here in southern Ontario are very important because they act as a giant sponge, stopping a lot of floods. Since we are close to the great lakes, and climate change is rapidly increasing water levels, we desperately need these wetlands to stop massive floods that are coming in the next few decades.”
- “Guelph needs more affordable housing. Making sure that people and families of all incomes can find places to live is crucial to any new developments. This also includes proper bus and bike infrastructure so that residents don’t feel forced to rely on cars for transportation. Obviously making sure that the sites are safe from industrial contaminants is also key.”
- “Building the Hanlon underpass trail is very important in connecting the west end to the rest of Guelph, and vice versa. This is an important consideration.”
- “Water use and protection is always the highest priority. Planning should include more public use of the area which will not always coincide with the developers interests. There is not a lot of open space left in the city so public use of open space should have a higher consideration.”
- “I’m wondering what is going to happen once the residential neighbourhood is built. Is that really necessary? What are the impacts of that? Can we make it into a park?”
- “It should be park and natural area rather than subdivision.”

- "The timing of this decision - will it happen shortly? when would development start? what are the costs? what is the risk to the water in the interim?"
- "Stop this stupid pflan"
- "general environmental. What is the carbon impact of all those single family homes? What about urban sprawl? What about increase in tree canopy? Cant he neighborhood be a location for a shared geo-exchange program that will help to reduce the impact? and be a case study? there are already drills to the ground water. Can we use them? Also, think about transportation out to this area. Seems like yet another car dependent subdivision to me."
- "See Trent University research in the latest issue of Nature Conservancy of Canada magazine. Social benefits of greenspace are measurable. Please ensure this is reflected in the planning aspects of the developement. See article Prescribing Nature in Fall 2019 Nature Conservancy of Canada Publication"
- "I feel it should be left as natural as possible. Green space with trails, parkland. It is a natural extension of the park on the other side of the Hanlon and it continues along the river towards the Niska bridge and beyond. Why do developers feel the need to squeeze every inch of space out of land that is available. It is close to the water treatment plant and that would make living there rather unpleasant."
- "Ensuring that the land is safe and can be restored, plus management and accountability of housing our current population prior to developing a new residential area which, done too soon, may increase the already staggering cost of residential property."
- "Make the whole site a big park like the Elora Quarry--concerts, festivals, etc."
- "Environmental, as in not just the quality of ground water, but surrounding green space/wildlife. I would hope to see majority of that land saved for tree planting/etc, and the development to focus on building upward, rather than outward."
- "The whole area should be naturalized and made into a park with trails and swimming etc."
- "Greenspace-- the small parks developers put up are not enough. I would want the forested area along the River to be added to the existing Conservation land that connects-- a gorgeous walking trail that many residents enjoy, myself included."
- "Environmentally based decision making - saying we consider the environment but really the bottom line is always money. How about considering an environmental solution that isn't conditionally on money-generating: a large park, replanting and rebuilding the forest that was ripped out from under the hydro line just across the street (Pacific/Water streets), using this opportunity to try and meet Guelph's green canopy goal, turning the land into agricultural purposes, so many options other than build houses."
- "No houses parks trees and a wild river. This land should remain part of the GET."
- "Do we really need yet another subdivision? Long term protection is of most importance. Perhaps a better result would be a public park with a pond."



- “Do something about nestle and clean up your current water system. Residents shouldn't have to drink RO and see their clothes bleached from washing depending on which tower they draw from. Failing yet you want to take this on and probably see more tax dollars in the process to mismanage. Leave it alone and don't hurt the township. They didn't ask to be in the city for good reasons.”
- “Setting aside possible revenue and prioritizing the impact on the community. Drinking water shouldn't be property of anyone when the water table itself is an entire network, not limited to the property above it. Nestle or any other entity has no right to legally or otherwise to claim ownership of any or all of Guelph's water table. This should be treated as a crime against the citizens of Guelph as drinking water is a requirement of life itself not merely a basic human right. Exploiting that need and harvesting this resource is a direct offense against the basic human rights of all who use this aquifer to survive.”
- “We need this to support growth. Will the growth pay cover the costs? Cutting through the fluff the answer will be no, there will be a tax to cover it. Pass the costs on to the developers.”
- “Park space. Would love to see River side trail continue under the Hanlon to a new park which could then access the bird sanctuary. Great opportunity to build a net zero community of the future: consider tiny homes, mixed use spaces, community markets, shipping container homes etc”
- “Could the city include a park with recreational swimming at the quarry? The town of St. Marys has a wonderful quarry for public use.”
- “As I mentioned before, housing is a foolish move and will result in complaints and nowadays probably a law suit of some sort. Make it a park and City of Guelph storage barns, salt storage, equipment repair and such. No housing of any sort”
- “Opportunities for affordable housing.”
- “I see little understanding of the environmental consequences of developing everything they can get their hands on into housing or urbanity. Somethings should just be allowed to return to a natural state. But I bet the “pave everything” folks didn't even consider this. Another sign of a corrupt city hall run entirely by developers and OMB-type administrators. When your grandchildren are starving 50 years from now on a dying, unsustainable planet, it will be too late to consider the environmental consequences you overlooked today.”
- “no outside consultants be hired which spends city tax dollars”
- “Community input”
- “If housing is to go ahead, working towards low environmental footprint in any new buildings and making use of renewable energy. Taking safeguards to protect the water supply for future generations.”
- “How does it fit into the desired future of Guelph?”
- “Continued operations even with city oversight may still be a long term problem.”
- “Just another tax burden for the tax payers of Guelph. Taxpayers need to have a clearer overall picture. Water presently is bad. Let's fix this first. Council does not Have the know how to make a decision on this subject.”

- "Not a good way to go. Just another tax bill for the citizens."
- "Make the space into a park and natural habitat for native flowers, wildlife, etc. No development if you are so concerned with "water protection." Sounds like a red herring to justify more development, while not actually doing anything."
- "Make the property a protected green space and wildlife habitat. Allow foot traffic only on the property. DO NOT GIVE WATER REMOVAL RIGHTS TO PRIVATE FOR PROFIT COMPANY."
- "Proximity to the City's sewage treatment plant and inevitable odour complaints from the new residents."
- "Where is the natural environment studies and protection of the River valley?"
- "While finance is important, there should be no hesitation to protecting and managing the water for the community. That includes not selling it wholesale for bottling. The current perceived \$ pain is nothing to compare with having water issues in the future as the town continues to grow."
- "Council should require that the development: include higher than required parkland, have places to live, work and play, include 10% (minimum) affordable housing, and strive for the best water and energy efficiency (e.g. net zero!) Seems like a fair price to pay for the damage, legal or not."
- "Like I said, take advantage of the cliffs. Like put some restaurant on the top with a terrace overlooking the area. Or plant trees and make a park with stairs to climb to the top."
- "How to effectively service the development and control the traffic in and out."
- "I would really like the city to consider more of the environmental aspects. Since this neighbourhood is at the edge of the rural/urban transition area; special consideration should be paid to maintaining as much of the natural landscape as possible and enhancing the area with the addition of mature trees, native species of flora so as to accommodate our native animals. In the planning aspect, consider more new urbanism styles of planning, focus more on trail connections and alternative modes of transportation."
- "Denying public access to a unique economic, cultural, environmental and recreation resource would not serve the public trust. Public access through a park along with residential development makes a perfect public private partnership where multiple needs are met in a win-win situation."
- "We need a Sustainable system that doesn't hurt us or the planet in the long run."
- "1.The ""wellness"" of the community (E.G. build this space into park/activity land including bike paths, hiking trails, botanical gardens, community vegetable gardens, river access for canoeing, day use picnic;) it could be a pay for use park with discount/free passes for low income and all youth. 2.Fundraising for a significant benefactor to name a park area. Use these funds to pay off developer for loss of potential future income OR province could assume land and convert to provincial park protection 3. Limiting the development to single story/single family units"
- "That is a thorough list. Good luck!"
- "Setting aside plentiful naturalized greenspace to help the City meet or exceed its tree coverage and greenspace goals."

- "information dissemination to citizens prior to final decision making"
- "Does the decision meet the City of Guelph's environmental and climate goals?"
- "Schools Parks Access to roads. Will the Hanlon really happen?"
- "From a planning perspective there are a few considerations that are important to me. The proximity to the Wastewater Treatment plant will need to be addressed, particularly from concerns regarding smell. A technical study can mediate concerns regarding this, and provide the public with more assurance. I really like the idea of a mixed-use development, and I see this as a real opportunity for the City to be innovative and progressive. I would like to see medium to higher density options available which are affordable - something that is much needed in the community. To compliment the mixed-use development, ensuring the the new development is walkable and bikeable is of the utmost importance. I will be very disappointed to see a car-dependent single detached dwelling development take place. The isolated nature of the property does offer the City plenty of opportunities to be bold with offering medium to high density options without facing extreme NIMBYism which is prevalent in already established neighbourhoods."
- "1. The concept and city involvement are endorsed in principle 2. The plans, as presented, do not identify the Guelph forest tree canopy objectives 3. The term or discussion of ""Forestry"" does not appear in any of the consultation materials 4. The distribution of responsibilities and costs between the city and River valley. I am a retired Professional Forester and I believe that we need a ecological approach to the management of the Quarry lands"
- "Safety for a community that will be living/ playing near the cliffs of the quarry. This is actually a very cool place and if done right will be a desirable community. Examples to check out would be Hotel lac leamy in Quebec very well done."
- "Would love to see addition of new trail system; use street lighting that complies with dark sky guidelines"
- "Assuming that 'technical and planning aspects' indicated above include site remediation by the current owner as required, none."
- "Not interested in seeing more "luxury" residential developments that aren't accessible to most people - hopefully there would be some decent apartment-style housing in there that would be feasible for single people, working class, etc. Opportunity for ecological restoration - would be very interested to see some natural parkland, wetland creation, butterfly meadows, etc etc be considered in the space and not just development. Especially as this area is close to the river."

## Social media comments

- "Just visiting in Victoria, where they have world-famous Buschart Gardens made from a former quarry. #GreatIsPossible"
- "I'm really happy you're soliciting feedback. I think If you're going to do any development, the @cityofguelph residents would probably appreciate it you turned the quarry into something like the [Fletcher Creek Ecological Preserve in Puslinch](#)"
- "I'm going to have to trust you on this one. I no longer have the energy to deal with all these social problems brought on by rapid population growth, water, transportation, sprawl, garbage, pollution, schooling, physical wellbeing, mental health..."
- "Just keep giving it away to Nestlé."
- "I think It would be in The best interest to leave the quarry alone bad enough Nestle taking water for profit building a neighborhood on it just makes no sense larger footprint and taking more land from wildlife is wrong and people who live there now should be left alone"
- "If we're talking about water, let's go ahead and boot Nestle, please. When their contract renewal came up, I offered to pay more per million litres than they do... but the city apparently doesn't appreciate crony-free capitalism."
- "Why not a park? Mixed use residential sounds so much nicer than clogged transportation arteries and congestion doesn't it? If we must have residential make it a car free zone. Public transit and bikes only."
- "This is so important to get done (and done right). Great opportunity to improve Speed River ecosystem as well."
- "Endless growth, endless sprawl."
- "Rent geared to income would be even better! We have a chronic shortage of affordable housing in this city...what an opportunity to make a difference!"
- "But you do control how [land] is developed. You can determine how much land is set aside for public use."
- "stop rewarding capitalists for the destruction of our natural environment"
- "How much will the company that owns Dolime Quarry contribute to the cost of cleaning up the site?"
- "just leave it be"
- "it does stink of urban sprawl ... and water but what about sewage? Traffic and public transport etc into ... what? We are addicted to growth."
- "dont sell it to nestle maybe?"
- "I commented but I have no illusion that I will be heard by the city. Look what happened with the dog-park issue. Years of advocacy to get it right & they did whatever."
- "The 'usual public planning process'? Like the one that broke all its own rules and schedules under pressure from developers so they could give away a massive amount of essential aquifer land to development in the south end? And make Guelph the laughing stock and poster child on how NOT to control sprawl, and how NOT to plan for the long tern security of our water resources and supply? Those "usual public planning processes"? What a joke."
- "The City of Guelph Compromise? I think you mean "capitulation" to the developers controlling city hall. The city has enough power that it doesn't need to "compromise". It just does because it dare not challenge its developer masters."

- "And 'opportunity to comment'? does not sound good enough. To modify would be much better and a "full" environment assessment, not just a "study" should be demanded. Including the environment of that housing development. Green space, parks, recreation facilities etc. for those people. Personally I am not impressed with the expansion of suburbs around Guelph since I moved out in the 90's (thinking at the time it was turning into Brampton)."
- "You mean like stop giving it away to Nestle??"
- "Looking forward to having the trail continue under the Hanlon"
- "It would be wonderful it could connect up on the other side with the existing trails that run out of the current Humane Society site!"
- "you know who could turn this pit into a park? Leslie Knope"
- "How about gray water incentives for homes and apartments?"
- "how about shut quarry operations down and stop populating the city"
- "Ban car wash business, I am pretty sure we have enough breweries and distilleries, we should be treating our grey water at home. Ban the use of chemical fertilizers by farmers and lawn care companies."
- "Why are you allowing Nestles, whether it be a provincial or municipality problem to bottling millions of our ground water."
- "Yes! Stop selling to nestle!"
- "Yeah they will build a subdivision not a green space. Guelph council is not that green."
- "but once annexed the 'city' can rezone it, and quadruple the taxes and drive the Land owner out by making it unaffordable for them, so they can pass it off to 'developers' who can chop it all up and make a once beautiful piece of land that was perhaps in a family for hundreds of years, they call it 'Progress' but it's so Evil and Insidious it's insane."
- "This current city administration will develop it directly - as they have no other way of thinking. The history of what happened to the giant tract of land in the south end, and it grotesque amount of sprawl, is all the proof that is needed to show that this city has no plans to contain or deny uncontrolled growth."
- "The city could easily make the land into, in effect, a park through zoning and regulation as to its land use. They just choose not to because the developers whom control them are addicted to growth. And the city is trying to hoodwink us that they can "protect the water supply quality" by developing it and making developers rich. What a joke."
- "WHY ,,,WHY> is the City hell bent on Paving over some of the best most productive agriculture land in the world please MR Bell answer this ? and protecting the water .. saying that might impress the weak & useless ...and it is important to do so."
- "I love the city of Guelph"
- "I'm all for redeveloping that area but have you driven past and smelt the waste treatment facility at night? Who would want to live right next to that?"