



Shaping Guelph

Policy Paper Community Engagement Summary Report

July 2021

guelph.ca/officialplan



Contents

- Executive summary1
- Section 1: project overview5
 - Engagement purpose and objectives.....5
- Section 2: engagement and communication methods6
 - Engagement methods6
 - Online questionnaire6
 - Virtual public workshops.....6
 - Indigenous community sharing meeting6
 - Virtual open office hours.....7
 - Communication methods.....7
 - Have Your Say7
 - Project webpage.....7
 - Social media7
 - Newspaper coverage.....7
 - Emails to contact list.....7
 - Engagement and reach7
 - Data analysis.....8
- Section 3: what we heard.....8
 - Indigenous engagement – key messages8
 - Housing – key messages9
 - Employment Areas and uses – key messages9
 - Infrastructure – key messages.....9
 - Climate change – key messages9
 - Natural heritage system – key messages10
 - Water resources – key messages10
 - Indigenous community sharing meeting – key messages10
- Section 4: next steps.....12
- Appendix A – Have Your Say questionnaire summary13
 - Introduction13
 - Results on proposed policy approaches and themes.....13
 - Indigenous engagement13
 - Housing.....14
 - Employment Areas and uses15
 - Infrastructure.....16

Climate change	17
Water Resources	21
Have Your Say Survey Questions	23
Introduction	23
Enhanced Indigenous Engagement	23
Housing.....	24
Employment Areas and uses	24
Infrastructure.....	25
Climate Change	26
Natural environment	28
Annex.....	30
Appendix B – Climate Change Workshop Summary.....	38
Introduction	38
Questions of clarification	38
Facilitated discussion	39
Climate change concerns	39
Proposed policy approaches	40
Suggestions on Climate change from a land use perspective	41
Wrap Up and Next Steps	42
Appendix C – Natural Heritage and Water Workshop Summary	43
Introduction	43
Questions of clarification	43
Facilitated discussion	44
Policy approaches for Water Resources and Water Resource System	44
Policy approaches on Natural Hazards	44
Policy approaches on Environment Assessment	44
Other policy approaches	45
Wrap Up and Next Steps	46
Appendix D – Indigenous community sharing meeting summary	47
Participants	47
Record of Discussion.....	47
Presentation.....	49
Discussion	52
Appendix E – Emailed submissions	61
Introduction	61
Regarding the proposed apartment buildings on Willow West Mall parking lot	61

Housing and parking 61
Bicycle Transportation 61

Executive summary

This report summarizes consultation and engagement completed on the policy paper for the City of Guelph's [Shaping Guelph: Official Plan Review](#).

Project overview

The Provincial Planning Act (Section 26) requires that the City's Official Plan be reviewed every five years (or ten years after the approval of a new Official Plan) to ensure it conforms to Provincial legislation, policy and plans.

The City of Guelph adopted its last comprehensive review of the Official Plan in June 2012 (known as OPA 48), which was approved by the Ontario Municipal Board (OMB) in October 2017, with some exceptions. Since 2017, the Province has updated the Planning Act, the Clean Water Act, the Ontario Heritage Act and released a new Growth Plan and Provincial Policy Statement.

The City is reviewing and updating its Official Plan to conform to Provincial legislation and policy changes by July 1, 2022.

Guelph's Official Plan is a legal planning document that establishes a vision for the municipality's future and provides policy direction to manage future land use patterns and growth. It covers:

- How land can be used, whether it should be used for houses, industry, offices, commercial, parks, natural areas or a mix of uses;
- What services, like roads, sewers, parks and schools are needed; and,
- When, and in what order, parts of the municipality will grow.

Revisions to the Official Plan will ensure Guelph conforms and is consistent with:

- Recent amendments to the Planning Act,
- Recent amendments to the Clean Water Act,
- Recent amendments to the Ontario Heritage Act,
- The Provincial Policy Statement (2020), and
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

The Official Plan Review is occurring concurrently with Shaping Guelph. Shaping Guelph explores how and where Guelph can grow over the next 30 years to meet provincial forecasts and targets in a way that works for Guelph. The Official Plan review and Shaping Guelph will result in an Official Plan amendment(s) to ensure Official Plan conformity with provincial legislation and policies.

Engagement and communication methods

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

Engagement or communication method	Outreach completed	Number of participants/ people reached	Purpose - promote engagement	Purpose - provide information	Purpose - receive feedback
Workshop Discussion	2 Virtual Public Workshops	24	No	Yes	Yes
Indigenous community sharing meeting	1 virtual workshop	18 participants	Yes	Yes	Yes
Online questionnaire	1 Have Your Say Survey	47	No	Yes	Yes
Virtual open office hours	Twice weekly in June	0	No	Yes	Yes
Have Your Say	1 Have Your Say Page	184	Yes	Yes	Yes
Project webpage	1 Project webpage	3896 Views 1694 Unique Views	Yes	Yes	No
Social media	3 Facebook posts and 4 Tweets	Facebook reach ranged from 1869-2344 per post. Twitter reach ranged from 2873 to 4120.	Yes	Yes	No
Newspaper ads	3 Newspaper ads placed in the Guelph Mercury Tribune on April 22 for Indigenous Community Sharing Meeting; May 20 for Public Workshops; May 27 for Public Workshops and Have Your Say Survey.	Unknown	Yes	Yes	Yes

Engagement or communication method	Outreach completed	Number of participants/ people reached	Purpose - promote engagement	Purpose - provide information	Purpose - receive feedback
Emails to the project contact list	3 emails received on April 29, May 20, June 1.	Approximately 365 recipients	Yes	Yes	No

What we heard – key messages

Indigenous engagement – key messages

Most participants agreed with the City’s approach to the proposed Official Plan changes to acknowledge and engage with Indigenous communities. They emphasized that there needs to be more meaningful consultation and engagement with Indigenous communities. The City needs to go above and beyond to involve Indigenous leaders and communities throughout the Official Plan review process at all levels. Some suggested incorporating Traditional Ecological Knowledge (TEK) into environmental planning. It is also important to provide more opportunities for Indigenous people to be represented in Guelph’s planning development processes and urban landscape.

Housing – key messages

Many expressed that housing costs are increasing rapidly, which should be addressed immediately by providing more affordable housing options. They questioned why inclusionary zoning is only focused in the downtown area when all neighbourhoods in the City should become more affordable. Participants also suggested that more transit hubs, transit stations and a better transit system would be required to support complete neighbourhoods with mixed-income housing.

Employment Areas and uses – key messages

While many participants agreed that the City is doing well in this aspect, there are still reservations on whether the transition between different land uses is sufficient. Most participants favoured using trees or other vegetation to transition to separate uses. The second most popular method was to include commercial or office spaces between sensitive uses and employment uses. Some also liked the idea of having greater physical distance between uses. Using fences or walls to separate the uses was the least preferred transition option.

Infrastructure – key messages

Participants were concerned that private systems may create unexpected problems (no incentive to conserve, contamination, etc.). They believe that the City should be responsible for monitoring all the water sources and prioritize water safety for public health. There should be more green infrastructure around the City that allows for infiltration and groundwater recharge.

Climate change – key messages

Most participants strongly support climate change considerations to be embedded in all policy areas proposed. These areas include: preparing for extreme weather events, maximizing vegetation, active transportation, greenhouse gas emission reduction, infrastructure, protecting the natural heritage and water resource systems, energy efficiencies, and land use patterns and density.

Participants also expressed their concerns and suggestions for addressing climate change from a land use perspective. They hope the City can mitigate greenhouse gas emissions and establish reduction targets. They also noted the importance of exploring clean energy and sustainable resources such as wind power, solar cells, and biotechnology advances. Participants suggested reducing reliance on driving and providing better transit networks. They noted that there should also be more green space, urban and community gardens, and tree planting around the City.

Natural heritage system – key messages

Participants hope to see development projects producing net ecological gain instead of negative impacts. They expressed that the policy update should reflect these ideas of more environmentally friendly and sustainable development processes. It is important note that current City policies do not permit any negative impact to the natural heritage system.

Water resources – key messages

Participants noted concern about water contamination and think it should be a priority of the City to protect water supply. Some participants also emphasized the importance of having a robust stormwater management plan for new developments. A few participants questioned if insufficient water supply can limit the City's growth.

Next steps

Feedback and input received during this round of engagement will be considered by the project team to draft updated and new Official Plan policies. The project team anticipates bringing forward an Official Plan amendment for comment at a Statutory Public Meeting early in 2022.

Section 1: project overview

The Provincial Planning Act (Section 26) requires that the City's Official Plan be reviewed every five years (or ten years after the approval of a new Official Plan) to ensure it conforms to Provincial legislation, policy and plans.

The City of Guelph adopted its last comprehensive review of the Official Plan in June 2012 (known as OPA 48) which was approved by the Ontario Municipal Board (OMB) in October 2017, with some exceptions. Since 2017, the Province has updated the Planning Act, the Clean Water Act, and the Ontario Heritage Act and released a new Growth Plan and Provincial Policy Statement.

The City is reviewing and updating its Official Plan to conform to Provincial legislation and policy changes by July 1, 2022. The Official Plan review policy paper outlines these changes and proposed policy approaches, for the following themes:

- Indigenous engagement
- Housing
- Employment
- Infrastructure
- Climate change
- Natural heritage system
- Water resources
- Cultural heritage

Guelph's Official Plan is a legal planning document that establishes a vision for the municipality's future and provides policy direction to manage future land use patterns and growth. It covers:

- How land can be used, whether it should be used for houses, industry, offices, commercial, parks, natural areas or a mix of uses;
- What services, like roads, sewers, parks and schools are needed; and,
- When, and in what order, parts of the municipality will grow.

Revisions to the Official Plan will ensure Guelph conforms and is consistent with:

- Recent amendments to the Planning Act,
- Recent amendments to the Clean Water Act,
- Recent amendments to the Ontario Heritage Act,
- The Provincial Policy Statement (2020), and
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

The Official Plan Review is occurring concurrently with Shaping Guelph. Shaping Guelph explores how and where Guelph can grow over the next 30 years to meet provincial forecasts and targets in a way that works for Guelph. The Official Plan review and Shaping Guelph will result in an Official Plan amendment(s) to ensure Official Plan conformity with provincial legislation and policies.

Engagement purpose and objectives

Residents and stakeholders were invited to provide input on proposed policy changes to Guelph's Official Plan by participating in two virtual public workshops, an Indigenous Community Sharing Meeting and completing an online questionnaire. Their input and perspectives on the proposed policy directions are being considered as the City works on

updating the Official Plan. This report summarizes the engagement process and feedback received on the proposed policy changes.

Section 2: engagement and communication methods

Engagement methods

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

- an online questionnaire hosted on Have Your Say
- two virtual public workshops
- an Indigenous community sharing meeting
- virtual open office hours

The following section explains each in further detail below.

Online questionnaire

Community feedback was sought through an online questionnaire hosted on the project's Have Your Say website. The online questionnaire was available from June 1, 2021, to June 27, 2021. The online questionnaire focused on:

- Indigenous engagement
- Housing
- Employment
- Infrastructure
- Climate change
- Natural heritage system
- Water resources

The questionnaire had a total of 47 respondents. Appendix A shows a summary of the questionnaire results.

Virtual public workshops

On June 1, 2021, the City of Guelph hosted a virtual public workshop to receive feedback on the proposed policy directions for climate change. A question and discussion period followed a presentation. Thirteen participants attended the virtual public workshop.

On June 3, 2021, the City of Guelph hosted a virtual public workshop to receive feedback on the proposed policy directions for the natural heritage system and water resources. A question and discussion period followed a presentation. Eleven participants attended the virtual public workshop.

Appendix B and C provide summaries of the virtual public workshops on climate change and the natural heritage system and water resources, respectively.

Indigenous community sharing meeting

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

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

Virtual open office hours

A series of virtual open office hours was available twice a week for one hour throughout June 2021.

Communication methods

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

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

Communication methods are explained in further detail below.

Have Your Say

[Have Your Say](#) serves as the project’s landing page for community engagement. The page serves as a place for the public to learn more about the project and access relevant documentation such as discussion guides and background materials. The public has the opportunity to ask questions of the project team. Have Your Say directed the public to provide their feedback through an online questionnaire and a question feedback form hosted on the platform.

Project webpage

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

Social media

The City of Guelph used social media to share information about the project and the virtual workshops through the City’s [Facebook page](#) and [Twitter](#) feed. From May 20 to June 2, 2021 there were 3 Facebook posts and 4 Tweets.

Newspaper coverage

1 newspaper ads for the virtual workshops were placed in the Guelph Mercury Tribune on May 27, 2021.

Emails to contact list

The City sent 3 emails to the project contact list informing them of the policy paper, virtual public workshops and reminding them to complete the Have Your Say questionnaire.

Engagement and reach

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

Engagement tool	Reach
Online questionnaire	47
Virtual public workshop	24
Indigenous community sharing meeting	18 First Nations, Métis and Inuit community members

Engagement tool	Reach
Have Your Say	184 visitors with <ul style="list-style-type: none"> ○ 48 engaged ○ 188 aware ○ 95 informed ○ 6 downloads of the policy paper
Project web page	3896 page views 1694 unique visitors
Social media	<p>Facebook</p> <ul style="list-style-type: none"> • 3 Facebook posts with: <ul style="list-style-type: none"> ○ 1869 to 2344 view range per post ○ 3 to 6 share range per post ○ 3 to 4 Likes per post <p>Twitter</p> <ul style="list-style-type: none"> • 4 Tweets with <ul style="list-style-type: none"> ○ 2873 to 4120 view range ○ 2 to 6 likes ○ 4 to 8 retweet range ○ 0 comment or question asked about the project
Newspaper coverage	1 newspaper ads in the Guelph Mercury Tribune.
Emails to the contact list	3 emails sent to contact list comprised of approximately 365 people

Data analysis

The City gathered feedback through the online questionnaire, the virtual public workshops, Have Your Say, and the City of Guelph’s social media channels. Section 3 provides an overview of the key messages heard through community engagement.

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

Section 3: what we heard

This section provides a high-level summary of the main themes heard throughout the community engagement on the proposed policy approaches for the Official Plan review.

Indigenous engagement – key messages

Most participants of the online questionnaire agreed with the City’s approach to the proposed Official Plan changes to acknowledge and engage with Indigenous communities. Participants emphasized that there needs to be more meaningful consultation and engagement processes with Indigenous communities. The City needs to go above and beyond to involve Indigenous leaders and communities throughout the Official Plan review process at all levels. Some suggested incorporating Traditional Ecological Knowledge (TEK) into environmental planning. It is also important to provide more opportunities for

Indigenous people to be represented in Guelph's planning development processes and urban landscape.

Housing – key messages

Participants in the online questionnaire were asked if they think the City should explore the use of inclusionary zoning downtown.

Many of them expressed that Guelph has a housing crisis with rapidly increasing housing costs, which should be addressed immediately by providing more affordable housing options. They also questioned why the inclusionary zoning is only focused in the downtown area when all neighbourhoods in the City should become more affordable. Participants also suggested that more transit hubs, transit stations and a better transit system would be required to support complete neighbourhoods with mixed-income housing. A few also proposed that the City should develop and monitor affordable housing units themselves rather than leaving the responsibility on developers.

Employment Areas and uses – key messages

Participants in the online questionnaire were asked if they believe the City has achieved an appropriate transition between employment uses and sensitive land uses. While many participants agreed that the City is doing well in this aspect, there are still reservations on whether the transition is sufficient.

When asked what methods would provide an appropriate transition between industrial/manufacturing uses and sensitive land uses, most participants favoured using trees or other vegetation to separate the uses. The second most popular method was to include commercial or office spaces between sensitive uses and employment uses. Some also liked the idea of having greater physical distance between uses. Using fences or walls to separate the uses was the least preferred transition option.

Infrastructure – key messages

Participants from both the virtual public workshop and online questionnaire were asked about their opinions on the proposed policy approaches related to water infrastructure and wastewater services. Participants were concerned that private systems may create unexpected problems (no incentive to conserve, contamination, etc.). They believe that the City should be responsible for monitoring all the water sources and prioritize water safety for public health. There should be more green infrastructure around the City that allows for infiltration and groundwater recharge.

Climate change – key messages

Participants were asked to what extent they agree that climate change should be considered in certain policy areas. Most participants strongly support climate change considerations to be embedded in all policy areas proposed:

- land use patterns and density
- energy efficiencies
- protection of the natural heritage and water resource systems
- infrastructure
- greenhouse gas emission reduction
- active transportation
- maximizing vegetation
- preparing for extreme weather event

Participants from both the virtual public workshop and questionnaire were asked to provide further comments on any other climate change strategies they think the Official Plan should consider. They also expressed their concerns and suggestions for addressing climate change from a land use perspective. Comments received are summarized as follows:

- Mitigate greenhouse gas emissions and set up various reduction targets to achieve.
- Explore clean energy and sustainable resources such as wind power, solar cells, and biotechnology.
- Reduce reliance on driving and provide better transit networks to support walkable neighbourhoods that prioritize human-scale movements and social interactions.
- More green space, urban and community gardens, and tree planting around the City.
- Build vertically to protect natural heritage and encourage eco-friendly developments.
- Consider incentives for people to shift to using electric or hybrid vehicles.
- Create more high-density walkable neighbourhoods that are less car-oriented.
- Require green-building standards for all new developments and retrofit older buildings.

Natural heritage system – key messages

Participants from the virtual public workshop were asked about their opinions on the proposed policy approaches related to natural hazards and environmental assessment. Participants hope to see development projects producing net ecological gain in addition to no negative impacts. They expressed that the policy update should reflect these ideas of a more environmentally friendly and sustainable development processes. It is important note that current City policies do not permit any negative impact to the natural heritage system.

Water resources – key messages

Participants from both the virtual public workshop and online questionnaire were asked about their opinions on the proposed policy approaches related to water resources and watershed planning. Participants noted concern about water contamination and think it should be a priority of the City to protect water supply. Some participants also emphasized the importance of having a robust stormwater management plan for new developments. A few participants questioned if insufficient water supply can limit the City's growth.

Indigenous community sharing meeting – key messages

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

Cultural heritage

- Cultural Heritage must reflect Indigenous history, including the cultural resources of the rights-holders including the Mississaugas of the Credit and the Haudenosaunee.
- Participants felt the planning related to culture focuses on colonial culture rather than the last ten thousand years of Indigenous culture.
- Guelph should consider changing place names to reflect Indigenous history, with many having no idea of the existence of Indigenous people, which requires education.

Respect of Treaty and Aboriginal Rights

- There should be more open acknowledgement of the treaties and going beyond the land acknowledgement.
- Treaty holders should be benefitting from the waters as a part of the treaty.

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

Community services

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

Affordable housing

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

Homelessness

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

Indigenous land use

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

Decolonizing municipal processes

- Official Plans and city planning are colonial in nature. Timeframes, such as twenty or thirty years are not realistic and do not reflect Indigenous priorities.
- Guelph needs to change the paradigm and look at how planning can be done different and incorporating Indigenous perspectives and worldview.
- Decolonization, as a process, needs to be prioritized. Indigenous perspective and needs should be embedded it into each policy and process moving forward.

- The City may want to seek the advice and exchange ideas with the University of Guelph.
- Reconciliation is actually a partnership – a contract between Indigenous and non-Indigenous people. The City should consider Indigenous people first until they have made up some lost ground in many of these areas.

Visibility of Indigenous peoples

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

Safe Spaces

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

Section 4: next steps

Feedback and input received during this round of engagement will be considered by the project team to draft updated and new Official Plan policies. The project team anticipates bringing forward an Official Plan amendment for comment at a Statutory Public Meeting early in 2022.

Appendix A – Have Your Say questionnaire summary

Introduction

The Have Your Say questionnaire was open from June 1, 2021, to June 27, 2021, and received 47 responses. The online questionnaire invited participants to share their feedback on the proposed policy approaches.

Participants shared their thoughts on how much they agreed with the proposed policy approaches and provided feedback on what aspects could be improved. They also made suggestions on additional considerations that should be included in the OP review for each policy area. The policy areas covered in this questionnaire included Indigenous engagement, housing affordability, transition between employment and sensitive land uses, climate change, water system and water supply.

Results on proposed policy approaches and themes

Indigenous engagement

Participants were asked, "To what extent do you agree with the proposed Official Plan changes to acknowledge and engage with Indigenous communities?" (figure 1). Forty-five per cent "strongly agreed", 26 per cent "agreed", 13 per cent "somewhat agreed". In comparison, 6 per cent "somewhat disagreed" and 4 per cent "disagreed" with the City's approach to acknowledge and engage Indigenous communities. Participants were then asked to provide further comments on "What should be considered as we address Indigenous engagement on planning matters through the Official Plan?"

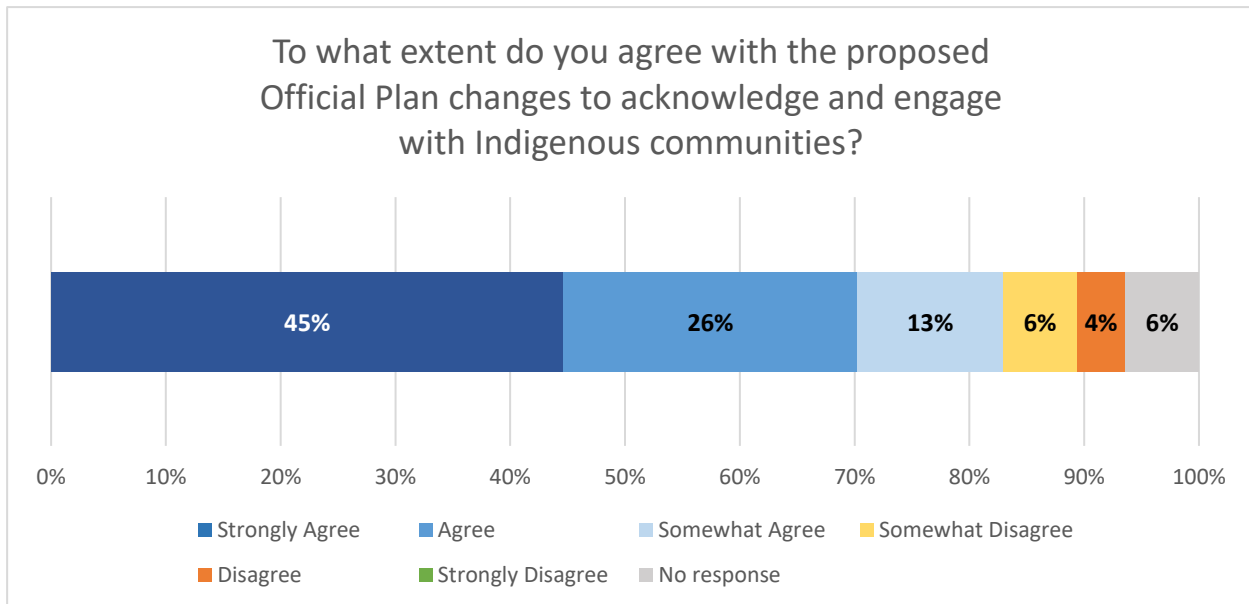


Figure 1: Participants' response to "To what extent do you agree with the proposed Official Plan changes to acknowledge and engage with Indigenous communities?"

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

The following list summarizes the feedback participants provided regarding the Official Plan's Indigenous engagement policy approach.

- A more meaningful consultation and engagement process is needed with Indigenous communities

- Be mindful and respectful of any important Indigenous cultural sites in the City such as traditional gathering sites, burial sites, etc.
- Involve Indigenous communities and Indigenous leaders in all levels of discussion for the Official Plan review process.
- The City should go beyond acknowledgement and engagement and move towards more collaboration and discussion on how to best work with Indigenous communities.
- Increase opportunities for Indigenous people to be represented throughout the City’s development and urban landscape.
- Incorporate Traditional Ecological Knowledge (TEK) into environmental planning processes through mandatory consultation with Indigenous groups.
- Make engagement opportunities more inclusive, accessible and affordable for Indigenous people in Guelph.
- Understand that there is diversity among the Indigenous communities, each with their unique traditions, histories, experiences and beliefs. It is important to listen to the voices of as many Indigenous individuals as possible on planning matters.

Housing

Inclusionary zoning is a legislative tool that allows municipalities to require development applications to include affordable housing units in appropriate locations. Participants were asked, "To what extent do you agree that the City should explore the use of Inclusionary Zoning downtown?" (figure 2). Fifty-three per cent "strongly agreed", 19 per cent "agreed", 19 per cent "somewhat agreed", and 6 per cent "disagreed" with the City’s approach on this topic. Participants were then asked to provide further comments to explain their responses.

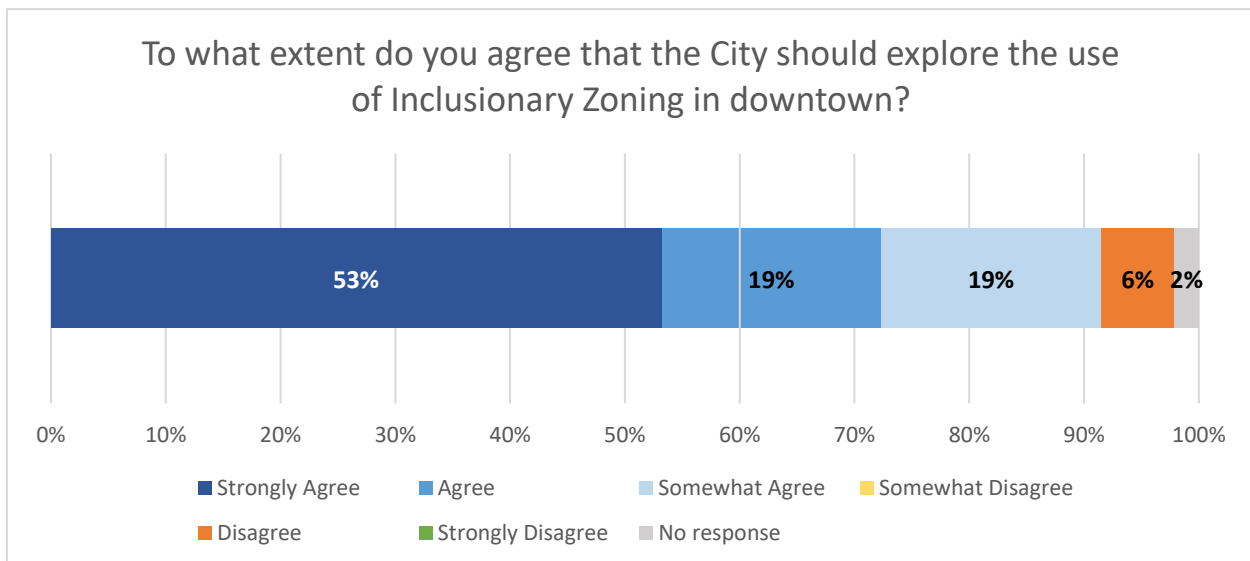


Figure 2: Participants’ response to "To what extent do you agree that the City should explore the use of Inclusionary Zoning downtown?"

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

The following list summarizes participants’ reasoning with respect to whether they agree or disagree with the City’s approach to using inclusionary zoning downtown.

- The immediate need for more affordable housing and concerns about housing affordability issues.

- Inclusionary zoning should be enacted beyond the downtown area and throughout the City.
- Provide more affordable mixed-income housing options in different neighbourhoods.
- Question whether inclusionary zoning can provide enough affordable housing or drive housing prices higher at certain locations instead.
- Housing should be seen as a basic human right.
- More transit hubs and transit stations are needed around the City to better support complete neighbourhoods with mixed-income housing.
- The City should develop and monitor the affordable housing units to ensure they remain affordable.

Employment Areas and uses

Participants were asked, "Do you believe that the City has achieved an appropriate transition between employment uses and sensitive land uses?" (figure 3). Nine per cent "strongly agreed", 32 per cent "agreed", 38 per cent "somewhat agreed". In comparison, 4 per cent "somewhat disagreed", 6 per cent "disagreed" and 4 per cent "strongly disagreed" with the City's approach on this topic.

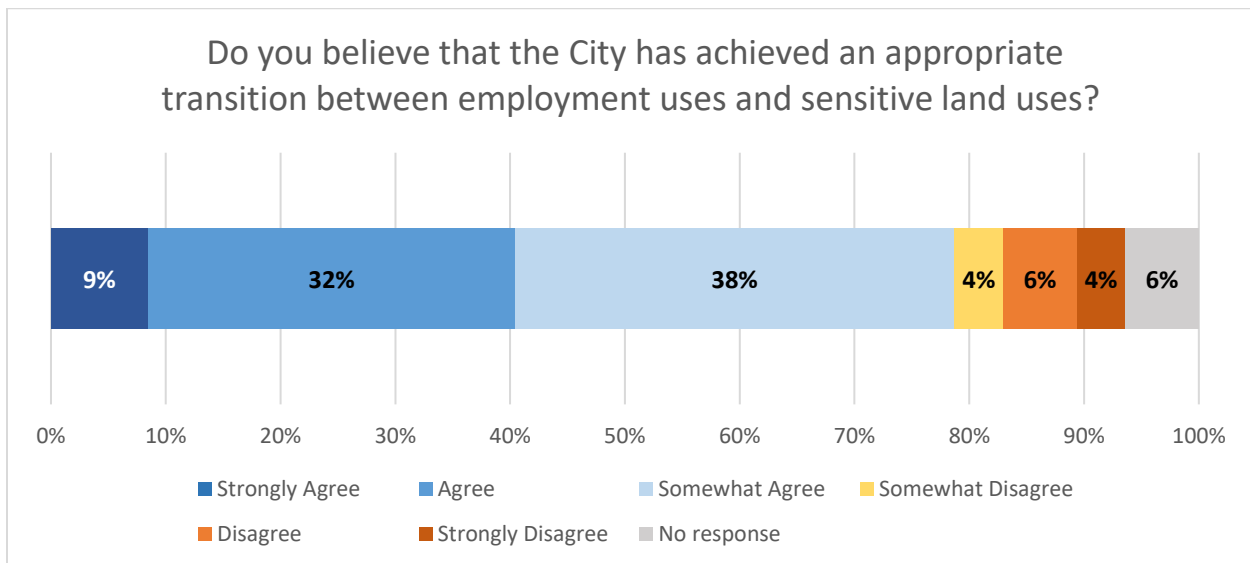


Figure 3: Participants' response to "Do you believe that the City has achieved an appropriate transition between employment uses and sensitive land uses?"

Participants were asked, "Which ways do you feel would provide an appropriate transition between industrial/manufacturing uses and sensitive land uses (select all that apply)?" (figure 4). Eighty-five per cent believed that "Using trees or other vegetation to separate the uses" is the most appropriate method. "Including commercial or office spaces between sensitive uses and industrial/manufacturing uses"; was supported by 49 per cent of respondents. "Greater physical distance between industrial/manufacturing uses and sensitive uses" and "Using fences or walls to separate the uses" were selected by 38 per cent and 23 per cent of respondents, respectively as appropriate transitions between employment uses and sensitive land uses.

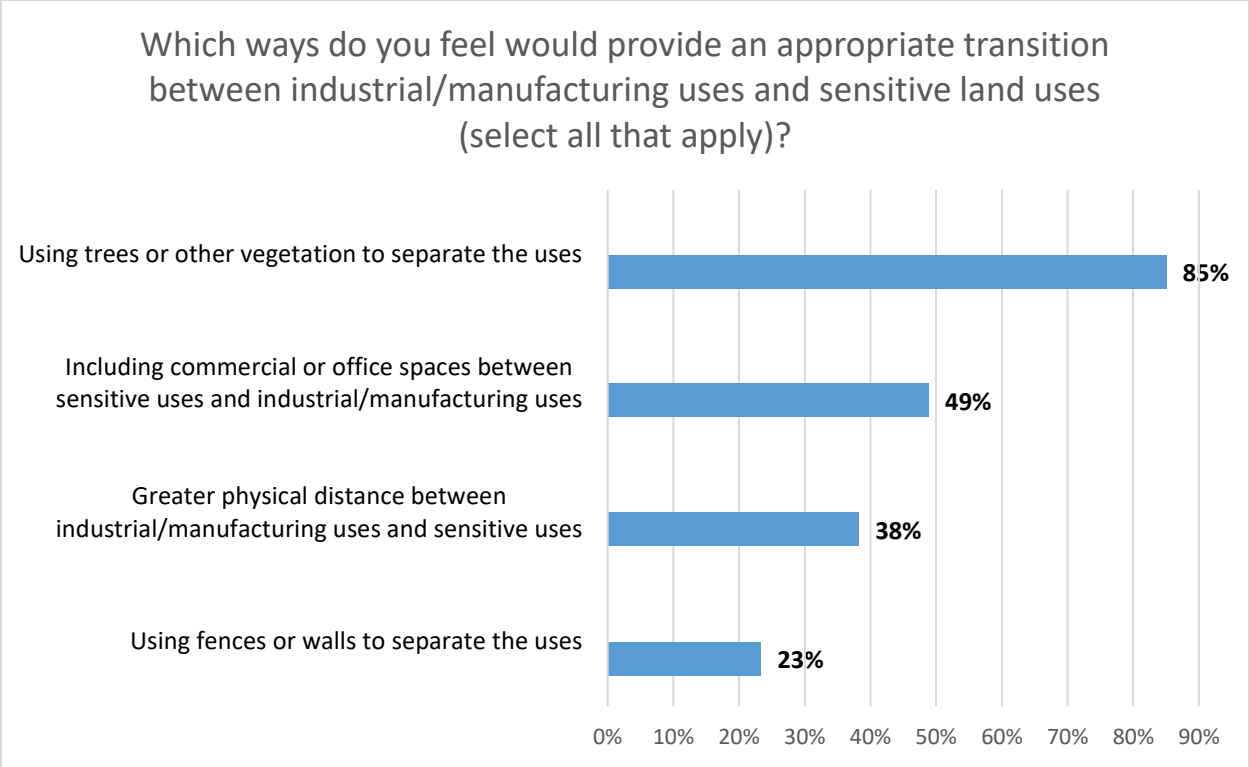


Figure 4: Participants’ response to “Which ways do you feel would provide an appropriate transition between industrial/manufacturing uses and sensitive land uses (select all that apply)?”

Infrastructure

Participants were asked, “To what extent do you agree with this approach on water and wastewater services?” (figure 6). Forty-seven per cent “strongly agreed”, 26 per cent “agreed”, 13 per cent “somewhat agreed”, and 11 per cent in total indicated they “somewhat disagreed” (9 per cent) or “strongly disagreed” (2 per cent) with the City’s approach on this topic. Participants were then asked to provide further comments to explain their responses.

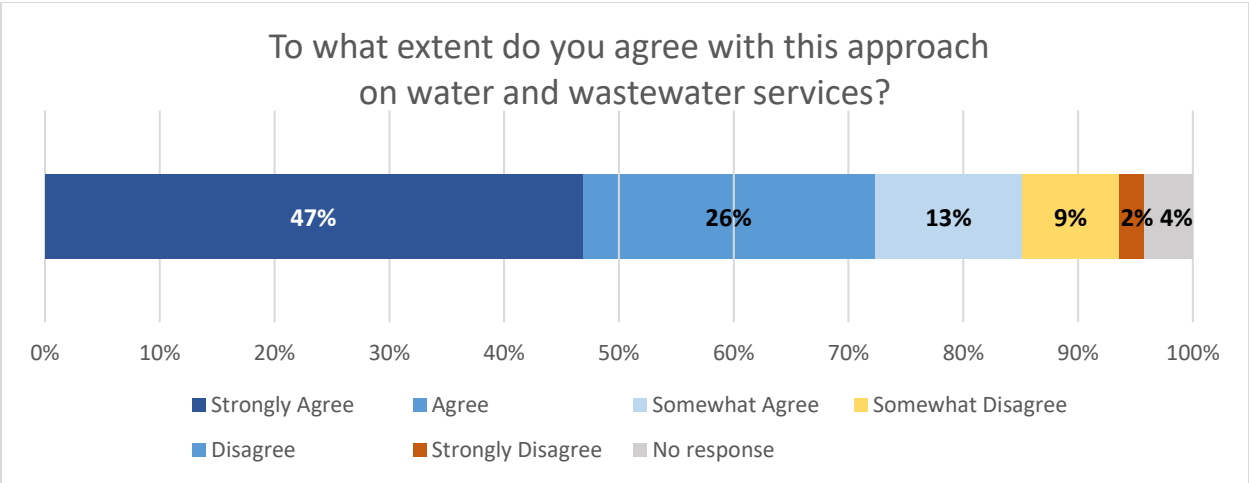


Figure 6: Participants’ response to “To what extent do you agree with this approach on water and wastewater services?”

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

The following list summarizes participants' reasoning behind why they agree or disagree with the City's approach on water systems.

- The City needs to prioritize protecting its water for public benefits and public health.
- Many are against private septic systems and are concerned they may create unexpected problems and risk contaminating public water sources.
- There should be some reasonable flexibility on the private septic system approach to allow for growth in the City. For example, private septic systems under strict municipal supervision and monitoring should be allowed for minor infill where services are unlikely to be improved.
- Privatization of water endangers water sources and shared health and can lead to lower quality outcomes for humans and ecosystems that can cause extreme damage.
- Monitor water use and restrict negative commercial impact on the water system.

Climate change

Participants were asked, "To what extent do you agree that climate change should be considered for the following policy areas in the Official Plan?". They provided input on how much they agreed to have climate change considerations in the following policy areas:

- land use patterns and density
- energy efficiencies
- protection of the natural heritage and water resource systems
- infrastructure
- greenhouse gas emission reduction
- active transportation
- maximizing vegetation
- preparing for extreme weather event

For land use patterns and density (figure 5.1), 51 per cent "strongly agreed", 28 per cent "agreed", 9 per cent "somewhat agreed", and 8 per cent in total indicated they "somewhat disagreed" (2 per cent), "disagreed" (2 per cent), or "strongly disagreed" (4 per cent) with considering climate change as part of this policy area.

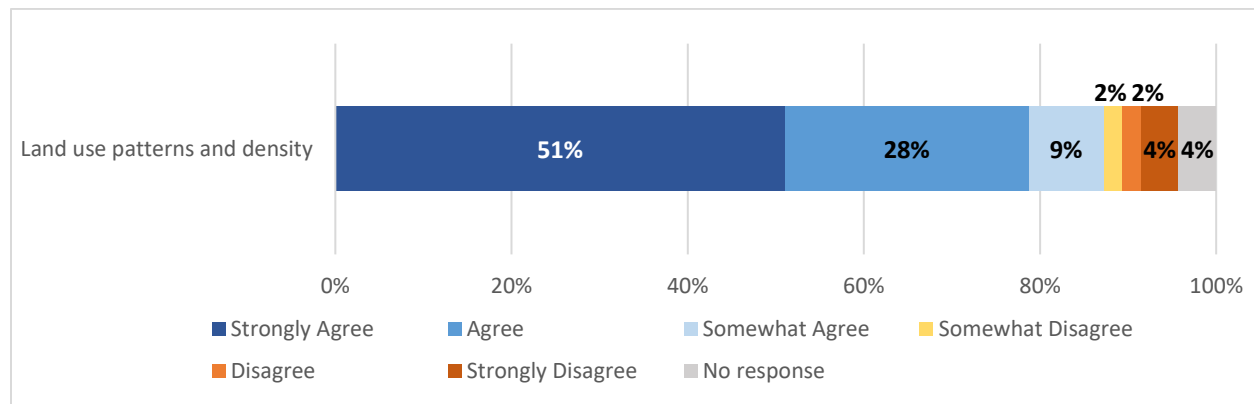


Figure 5.1: Participants' response to "To what extent do you agree that climate change should be considered for land use patterns and density in the Official Plan?"

For energy efficiencies (figure 5.2), 57 per cent "strongly agreed", 23 per cent "agreed", 4 per cent "somewhat agreed", while 8 per cent in total indicated they "somewhat disagreed" (2 per cent), "disagreed" (2 per cent), or "strongly disagreed" (4 per cent) with considering climate change as part of this policy area.

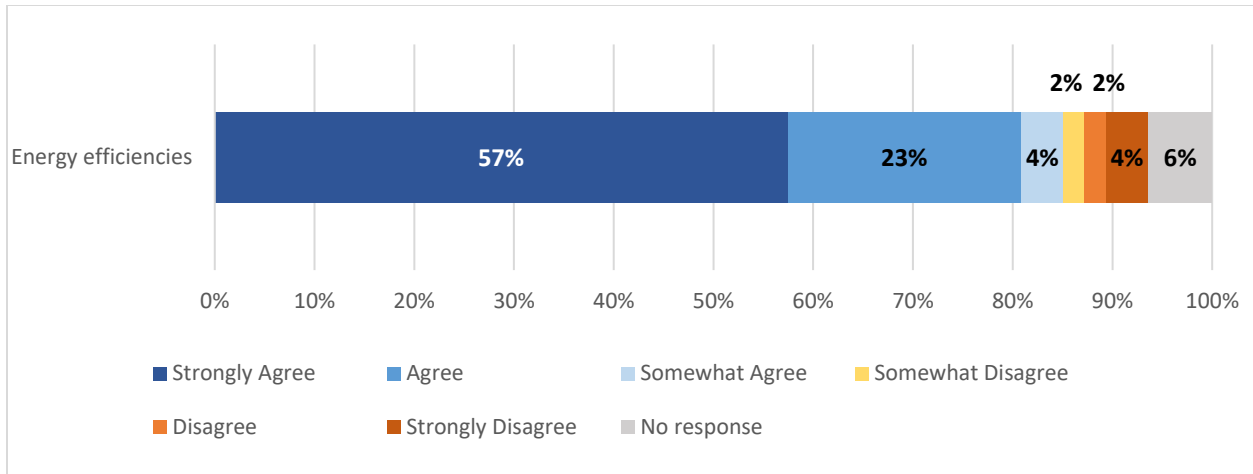


Figure 5.2: Participants' response to "To what extent do you agree that climate change should be considered for energy efficiencies in the Official Plan?"

For the protection of the natural heritage and water resource systems (figure 5.3), 66 per cent "strongly agreed", 21 per cent "agreed", 2 per cent "somewhat agreed", and 4 per cent "strongly disagreed" with considering climate change as part of this policy area.

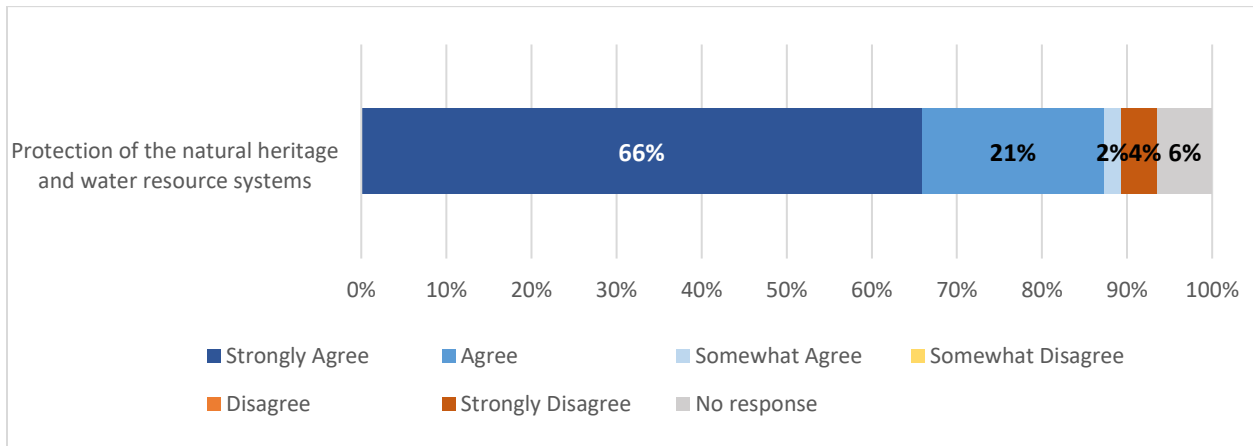


Figure 5.3: Participants' response to "To what extent do you agree that climate change should be considered for the protection of the natural heritage and water resource systems in the Official Plan?"

For infrastructure, like roads, sewers, stormwater management facilities (figure 5.4), 51 per cent "strongly agreed", 28 per cent "agreed", 13 per cent "somewhat agreed". In comparison, 4 per cent in total indicated they "disagreed" (2 per cent) or "strongly disagreed" (2 per cent) with considering climate change as part of this policy area.

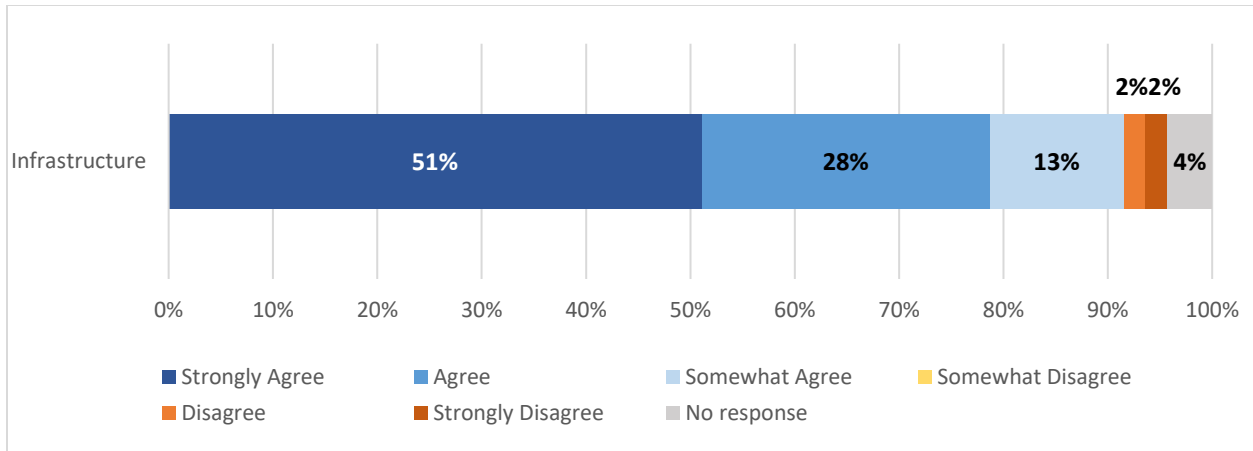


Figure 5.4: Participants' response to "To what extent do you agree that climate change should be considered for infrastructure in the Official Plan?"

For greenhouse gas emission reduction (figure 5.5), 62 per cent "strongly agreed", 21 per cent "agreed", 2 per cent "somewhat agreed". In comparison, 10 per cent in total indicated they "somewhat disagreed" (6 per cent), "disagreed" (2 per cent), or "strongly disagreed" (2 per cent) with considering climate change as part of this policy area.

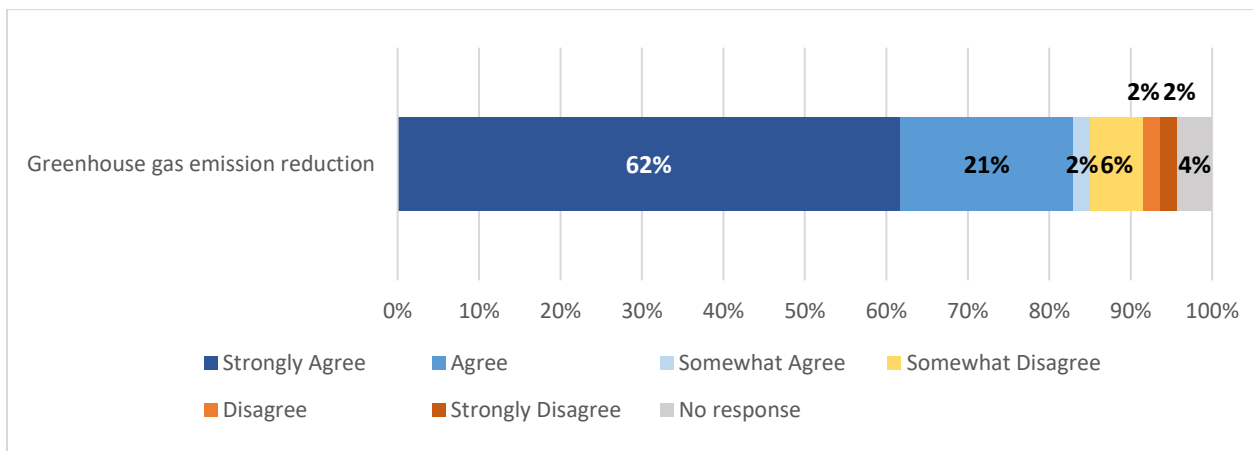


Figure 5.5: Participants' response to "To what extent do you agree that climate change should be considered for greenhouse gas emission reduction in the Official Plan?"

For active transportation, transit, road networks, zero emissions vehicles (figure 5.6), 64 per cent "strongly agreed", 17 per cent "agreed", 9 per cent "somewhat agreed", and 6 per cent in total indicated they "somewhat disagreed" (4 per cent) or "strongly disagreed" (2 per cent) with considering climate change as part of this policy area.

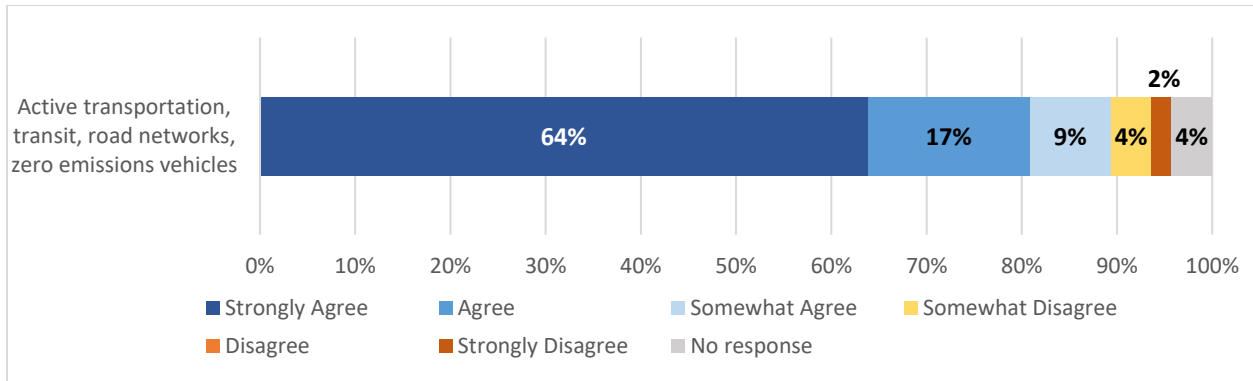


Figure 5.6: Participants' response to "To what extent do you agree that climate change should be considered for active transportation, transit, road networks, zero emissions vehicles in the Official Plan?"

For maximizing vegetation (figure 5.7), 60 per cent "strongly agreed", 19 per cent "agreed", 11 per cent "somewhat agreed", and 4 per cent in total indicated that they "somewhat disagreed" (2 per cent) or "strongly disagreed" (2 per cent) with considering climate change as part of this policy area.

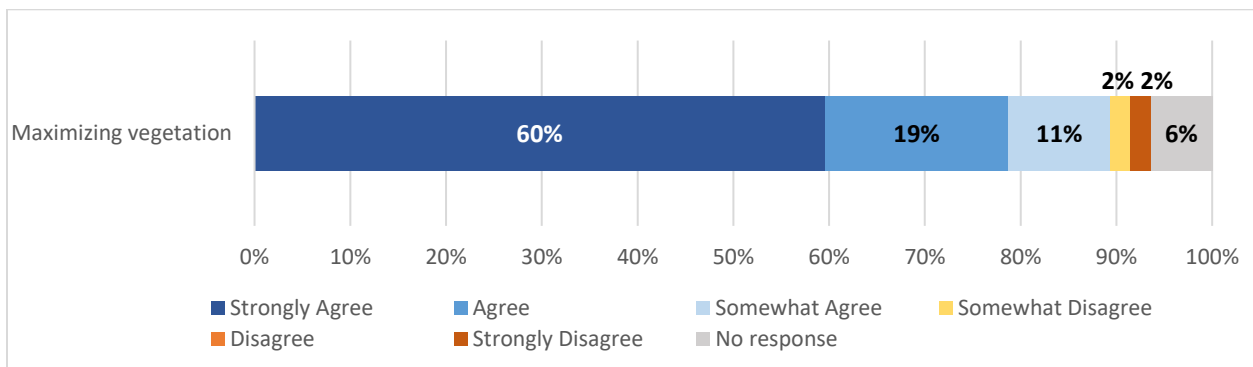


Figure 5.7: Participants' response to "To what extent do you agree that climate change should be considered for maximizing vegetation in the Official Plan?"

For preparing for extreme weather event (figure 5.8), 47 per cent "strongly agreed", 26 per cent "agreed", 19 per cent "somewhat agreed", and 4 per cent in total indicated that they "somewhat disagreed" (2 per cent) or "strongly disagreed" (2 per cent) with considering climate change as part of this policy area.

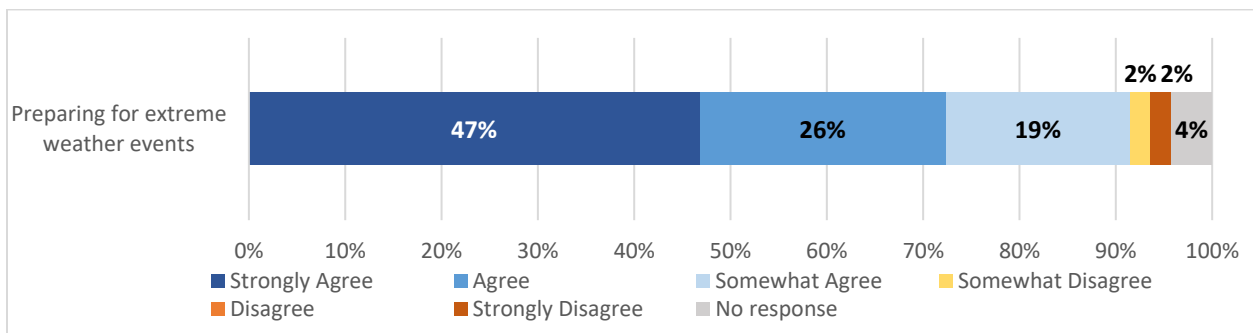


Figure 5.8: Participants' response to "To what extent do you agree that climate change should be considered for preparing for extreme weather event in the Official Plan?"

Comments to help understand participant selections above

Participants were asked to provide further comments on "What other strategies do you think the Official Plan can use or consider to set the stage for future climate change mitigation and adaptation?". The following list summarizes responses to this question.

- Reduce reliance on driving, provide better transit networks and support high-density and walkable neighbourhoods.
- Include more green space, urban and community gardens, and tree planting around the City.
- Build vertically to protect natural heritage and encourage eco-friendly developments.
- Consider incentives for people to shift to using electric or hybrid vehicles.
- Charge polluting industries and corporations for their negative environmental impact.
- Require green building standards for all new developments and retrofit older buildings.

Water Resources

Participants were asked, "To what extent do you agree with this policy approach on watershed planning?" (figure 7). Forty-three per cent "strongly agreed", 40 per cent "agreed", and 11 per cent "somewhat agreed". No participants disagreed with the City's approach on this topic.

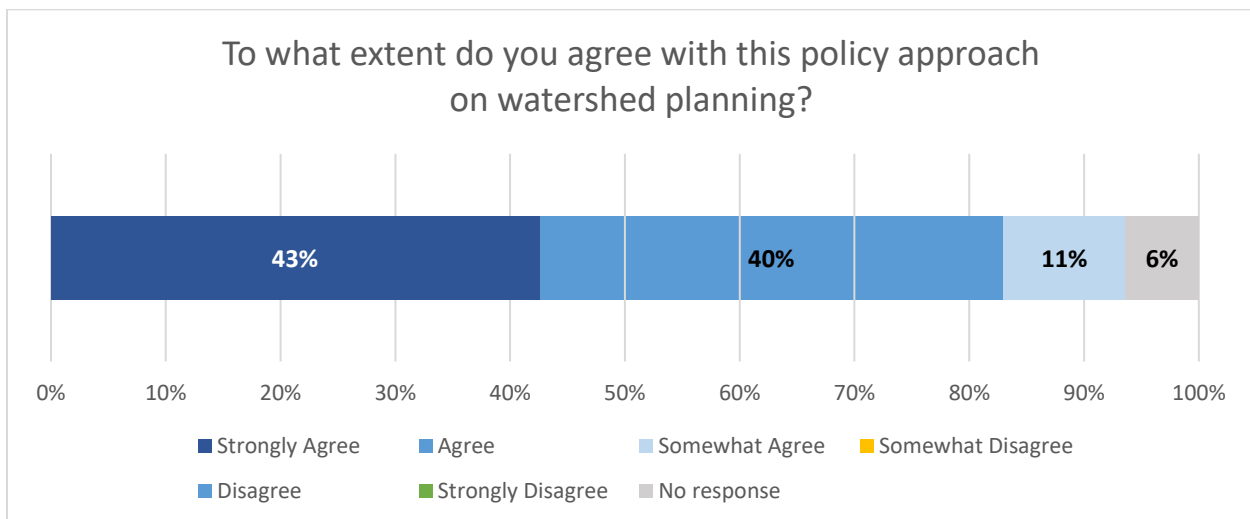


Figure 7: Participants' response to "To what extent do you agree with this policy approach on watershed planning?"

Participants were asked, "Are there other policies that could be changed or introduced in the Official Plan to further protect its water supply?" (figure 8). Forty per cent answered "yes", while 49 per cent indicated "no". Participants were asked to provide further comments to explain their responses.

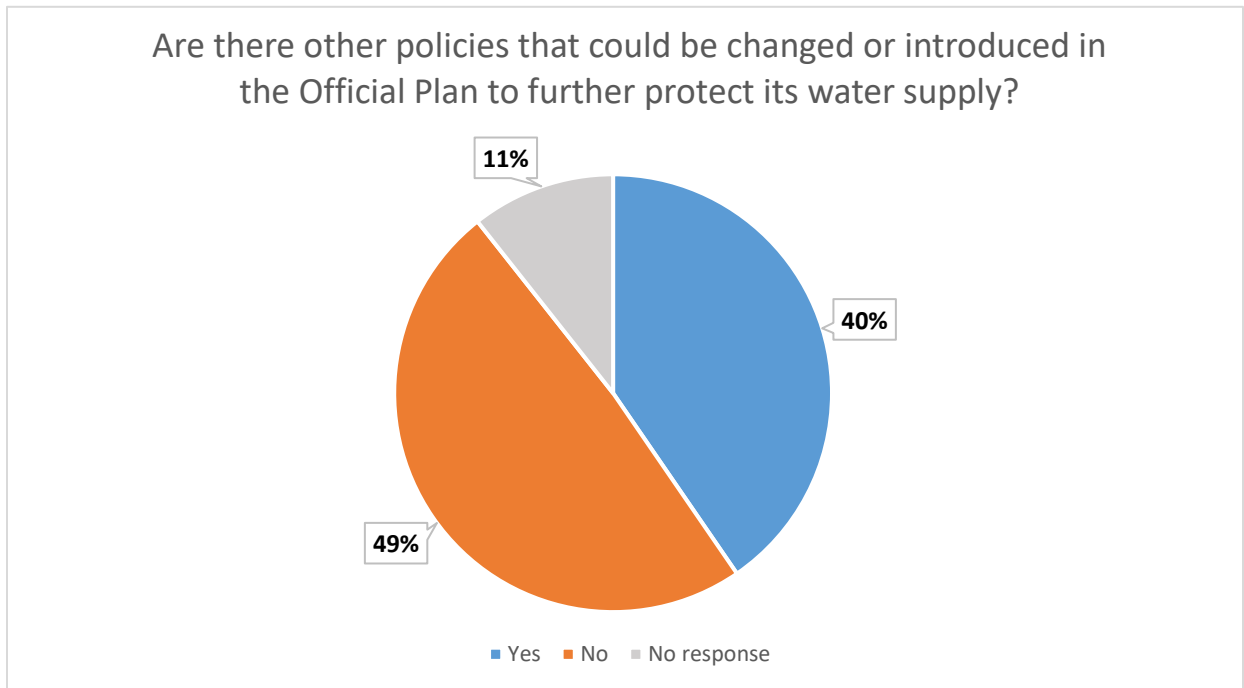


Figure 8: Participants' response to "Are there other policies that could be changed or introduced in the Official Plan to further protect its water supply?"

Comments to help understand participant selections above

The following list summarizes the suggestion from participants on what other policies that could be changed or introduced in the Official Plan to protect its water supply further.

- Monitor and eliminate intrusive development.
- Convert traditional lawns to gardens and planting more native species to lower maintenance and use of water.
- Protect existing trees for all sizes of land parcels and establish a canopy coverage target for land designations.
- Provide more incentives to reduce water use in households and a focus on restricting industrial water use.
- Reduce parking, leave substantial green space, and allow for groundwater infiltration where possible.
- Consider the possible negative impacts of new developments on water supply.
- Provide green infrastructure and storm water management in all developments.
- Provide more public education on Guelph's water resources and watersheds.

Have Your Say Survey Questions

The following provides the questions from the survey as posed to participants on the City's Have Your Say platform.

Introduction

The City of Guelph is reviewing its Official Plan to update it to comply with recent changes to provincial land use planning laws, policies and plans. Guelph's Official Plan review policy paper outlines these recommended changes and proposed policy approaches, including the following themes:

- Indigenous engagement
- Housing
- Employment
- Infrastructure
- Climate change
- Natural heritage system
- Water resources

Share your feedback on the proposed policy approaches by completing this 5-minute survey.

Your participation in this survey is voluntary. All individual responses will be kept confidential and will be used only for the purposes of helping to develop an Official Plan amendment to address changes in land use planning related Provincial legislation, policies and plans. Non-identifiable summaries of responses may be developed and shared publicly.

Personal information as defined by Section 2 of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) is collected under the authority of the Municipal Act, 2001, and in accordance with the provisions of the MFIPPA.

For questions about the collection, use and disclosure of this information please contact the Program Manager of Information, Privacy and Elections at 519-822-1260 extension 2349 or at privacy@guelph.ca.

Enhanced Indigenous Engagement

The [Provincial Policy Statement](#) (PPS) now requires engagement with Indigenous communities on planning matters when section 35 Aboriginal or treaty rights are affected. Engagement is also now required when identifying, protecting and managing cultural heritage and archaeological resources.

To reflect these requirements, the following updates to the City's Official Plan are proposed to:

- Recognize and acknowledge that Guelph is located on the traditional territory of the Mississaugas of the Credit First Nation of the Anishinabek Peoples and that rights holders continue to maintain vital interests in development.
- Include policies requiring the City to engage with Indigenous communities on planning matters, as well as consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

Additional changes to the Official Plan may be necessary as we continue to listen and learn from Indigenous communities through ongoing conversations.

View the [policy paper](#) for more information.

1. To what extent do you agree with the proposed Official Plan changes to acknowledge and engagement with Indigenous communities (circle your answer)?

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

2. What should be considered as we address Indigenous engagement on planning matters through the Official Plan?

Housing

Municipalities are now able to explore opportunities to increase affordable housing through Inclusionary Zoning. Inclusionary Zoning allows for a certain percentage of affordable housing units in new residential developments, creating mixed-income housing. There is an opportunity for the City of Guelph to make use of Inclusionary Zoning within the downtown ([Major Transit Station Area](#)). View the [policy paper](#) for more information.

3. To what extent do you agree that the City should explore the use of Inclusionary Zoning downtown (circle your answer)?

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

4. Please explain your response above.

Employment Areas and uses

To protect employment areas (areas that include mainly industrial and manufacturing uses), sensitive land uses, such as homes, parks, and schools, are not permitted within employment areas and a transition between industrial and manufacturing uses and sensitive uses is required. View the [policy paper](#) for more information.

5. Do you believe that the City has achieved an appropriate transition between employment uses and sensitive land uses (circle your answer)?

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

6. Which ways do you feel would provide an appropriate transition between industrial/manufacturing uses and sensitive land uses (circle all that apply)?

- Greater physical distance between industrial/manufacturing uses and sensitive uses
- Using trees or other vegetation to separate the uses
- Using fences or walls to separate the uses
- Including commercial or office spaces between sensitive uses and industrial/manufacturing uses

Infrastructure

The Provincial Policy Statement (PPS) introduced increased flexibility into servicing options for water and wastewater. This allows municipalities to consider greater opportunities for the development of private septic systems and wells within urban areas.

As a groundwater community, a community that gets most of its drinking water from aquifers in the ground, Guelph's current approach to water and wastewater services includes careful monitoring of municipal supply and treatment. The City is recommending that this approach continue and therefore **not** introduce flexibility for private septic systems. View the [policy paper](#) for more information.

7. To what extent do you agree with this approach (circle your answer)?

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

8. Please explain your answer above.

Climate Change

The Province has made changes to the [Provincial Policy Statement](#) (PPS) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#) to prepare for the impacts of a changing climate through land use patterns, densities, energy efficiencies, resilient infrastructure, emissions and more.

Guelph's Official Plan already includes climate change policies and community energy policies that recognize the relationship between land use, transportation, the natural heritage system and planning for climate change. The policy paper suggests improvements to the Official Plan to better integrate planning for the impacts of a changing climate in the following areas:

- Land use patterns and densities
- Energy efficiencies
- Protection of the natural heritage and water resource systems
- Infrastructure, like roads, sewers, stormwater management facilities
- Greenhouse gas emission reduction
- Active transportation, transit, road networks, zero emissions vehicles
- Maximizing vegetation, and
- Preparing for extreme weather events

View the [policy paper](#) for more information.

9. To what extent do you agree that climate change should be considered for the following policy areas in the Official Plan (circle your answers)?

a) Land use patterns and density

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

b) Energy efficiencies

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

c) Protection of the natural heritage and water resource systems

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

d) Infrastructure, like roads, sewers, stormwater management facilities

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

e) Greenhouse gas emissions reduction

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree
- Strongly Disagree

f) Maximizing vegetation

- Strongly Agree
- Agree
- Somewhat Agree
- Somewhat Disagree
- Disagree

Strongly Disagree

g) Preparing for extreme weather events

Strongly Agree

Agree

Somewhat Agree

Somewhat Disagree

Disagree

Strongly Disagree

10. What other strategies do you think the Official Plan can use or consider to set the stage for future climate change mitigation and adaptation?

Natural environment

The [Provincial Policy Statement](#) (PPS) and [A Place to Grow: Growth Plan for the Greater Golden Horseshoe](#) is requiring municipalities to manage their water resources at a watershed level, that is across bigger geographies than one specific city or town. Watershed planning includes looking at how subsurface water features, like groundwater aquifers, and surface water features, like rivers and streams, are managed across the entire watershed. The goal of this policy approach is to minimize potential negative impacts across regions and between municipalities.

It is proposed that the Guelph's Official Plan be updated to reflect our commitment to watershed planning. Additionally, it is recommended that the Official Plan include policies that:

- Ensure stormwater management practices to minimize stormwater volumes and contaminant loads and maintain or increase the extent of vegetative or other surface types that provide for the best chance of rainwater getting into the ground.
- Encourage the reduction and reliance on road salt.
- Ensure future development in new planned communities, like the Clair-Maltby Secondary Plan Area, are informed by a subwatershed plan.

View the [policy paper](#) for more information.

11. To what extent do you agree with this policy approach (circle your answer)?

Strongly Agree

Agree

Somewhat Agree

Somewhat Disagree

Disagree

Strongly Disagree

12. Are there other policies that could be changed or introduced in the Official Plan to further protect its water supply (circle your answer)?

Yes

No

13. If yes, please describe.

Thank you for taking the Official Plan Review proposed policy directions survey. Your responses will be considered in the preparation of an Official Plan amendment expected to be tabled for public review and comment later in 2021 or early 2022.

For more information about the Official Plan review, please visit www.guelph.ca/officialplan.

Annex

Indigenous engagement

Q2 What should be considered as we address Indigenous engagement on planning matters through the Official Plan?

Both sides should be part of a committee

Direct consultation neither Indigenous groups about their land

Their needs and cultural presence in our community

Indigenous communities should have input on the revision of the Official Plan.

Consultations with the Indigenous communities within and surrounding Guelph should have been happening for a while but it's not too late. The outcome of these consultations should help shape future development and land designations.

- Traditional gathering sites. e.g. in the vicinity of Hillcrest Park, Ontario Turfgrass Research Foundation (archaeological).
- Burial sites, e.g. in vicinity of Baker Street parking lot.
- Native Sons - Guelph Correctional Centre, e.g. on-site 'sweat' lodges*, socials, bead work, chokers, poetry, painting, newsletters, murals
- Farm supervisor recalls prison authorities confiscating arrow heads retrieved by inmates from cultivated fields on the property.
- 'Sweat' lodges headed by Vern Harper* (Wandering Spirit Survival School, T.O.) and others on the property of Ignatius Jesuit Centre by Marden Creek.
- * See: https://en.wikipedia.org/wiki/Vern_Harper
<https://www.youtube.com/watch?v=MXFX5dXya5A> [purification lodge on Marden Creek]

• Issues relating to development which directly impacts native treaty lands.

• It is crucial that our Indigenous leaders be involved in this discussion at all levels, not just as occasional input providers but as true partners in discussions

• Permanent establishment of cross-cultural, consensus-based consultation bodies staffed equitably and fairly by Indigenous and settler people; bodies that reflect, respect and act upon their decisions that are based in cross-cultural respect for traditions, values, present needs, and future needs.

• No tokenism.

• Hold TRC Calls to Action at the center of vision and principles guiding the formation and sustenance of such a body.

Archaeological finds

Indigenous people should determine what their interests are.

Unfortunately, the link to the policy paper does not work for me, so it is hard to answer this question. However, it is essential to define the rights and responsibilities of the Indigenous representatives such as the Right to Veto and others.

Only engage on items that you intend to do something about. No point in engaging if there is no intent to follow through with action.

Whatever is required by law

Consulting on builds that are on sites of cultural importance and whether or not the build should happen

Contacting Indigenous people for input.

I don't think "acknowledge and engage" is enough, there should be collaboration and discussion into how to best serve the Indigenous communities.

Q2 What should be considered as we address Indigenous engagement on planning matters through the Official Plan?

1) Given that Guelph is situated in the Grand River watershed, the intergovernmental group at the City should strengthen its relationship with Six Nations of the Grand, both the traditional and elected councils. 2) Keep the focus on material progress in the relationship; land acknowledgements are rapidly losing currency, and are unlikely to be viewed as meaningful by Indigenous parties.

The plan should also include the opportunity for Indigenous communities to be represented in completed developments, e.g. representations/acknowledgement of Indigenous communities in green space.

I don't understand the question. What should be considered? As in -- how should we consider the genocide? Or, how to interact with the fact that a genocide occurred here? I don't know how to answer that. I wasn't ready for these kinds of questions.

Engagement and recognition aren't enough. More TEK needs to be incorporated into the planning process through mandatory consultation as we learn that environmental services are vital in sustaining our future

The fact that you need them here to engage. Due to discrimination the majority of FNMI individuals are of a lower socioeconomic status. Guelph has an affordable housing problem. How can we have these peoples engaged when we don't even have places to live?

I think it is important to consider that one Indigenous (or non-Indigenous) individual does not represent the entirety of an Indigenous community. There are many different communities with thousands of years of stories, experiences, beliefs, advice. It will be important to hear, not read - as stories were meant to be told, from as many Indigenous individuals as you can for Indigenous engagement on planning matters.

Housing affordability

Q4 Please explain your response above regarding inclusionary zoning in downtown.

Affordable housing is important throughout Guelph.

I'm concerned with the rapidly rising cost of housing in Guelph (and everywhere). This needs to be explored as an option to provide a range of housing possibilities as the City grows. There is a real risk of displacing Guelphites who have lived here for a very long time, it's already happening.

Need to develop more major transit stations

Housing has become barely affordable for some income groups. A healthy community is one that cares for all levels of its citizens. The wellbeing of not so privileged should matter more than the profit of contractors and shareholders.

This has been happening for a while in Chicago and it has been successful. We learn from mistakes and there are many lessons to be learned from Toronto's Region Park re-development.

Affordable housing needed esp. for clients of Guelph Community Health Centre. (from my perspective as a volunteer with ARCH harm reduction)

Each development is different and should not be mandated by blanket affordable housing policy.

Why downtown, but not other parts of the city?

While I recognize that Downtown contains many services for the demographic that needs & deserves affordable housing, I would be opposed to it being exclusively downtown

Q4 Please explain your response above regarding inclusionary zoning in downtown.

instead of throughout the City of Guelph. True diversity comes from fully diverse neighbourhoods, not just one area.

It is best to integrate affordable housing into normal housing to avoid the creation of low-income buildings and neighbourhoods. This promotes social mobility for children; and could help to break the cycle of poverty.

Avoids frivolous delays provided zoning is consistent with vetted Official Plan policies for the downtown

From what I understand, this is meant to increase the supply of housing, and I think that this is sorely needed in Southwestern Ontario across the board. Doing this in the downtown will limit the need for greenfield development.

Why is the inclusionary zoning limited to the Downtown?

There needs to be a diverse mix of units available downtown to encourage and enable people and families of all economic situations to live.

The policy does not provide more affordable housing for those with the lowest income. It may do the exact opposite and drive prices up further

Guelph needs more housing in general and housing that allows people of all income levels to live within the city. Many residents due to Guelph increasingly high cost of living are being forced out of the community. If Guelph wishes to have people working in its lesser paying jobs (from minimum wage up to 60 thousand a year) they will need a place to live. This includes using inclusionary zoning which then makes space for affordable housing within the city not just luxury apartments and single family homes.

We should be doing everything we can to make housing a human right, not a privilege.

Every available policy tool should be used to mitigate the crisis of housing affordability.

There is a massive aging population in the city's downtown and because of that and also lack of reliable public transportation, young and low income people are missing out on the walkability of the city, the small local businesses, and the history & culture that largely does not exist in the ever growing suburban neighbourhoods. Downtown is losing its businesses and vibrance because of a population who doesn't sustain it.

Mixed income housing should be available throughout the city.

A diversity of people should be able to afford to live here. Not just students and families, so there should be steps taken to make sure low income people can also live in our city.

Access to transit hubs is essential for mixed income families to congregate together

I think that more inclusivity and affordable housing is a good thing. It can reduce the number of homeless people downtown and provide a space for people to thrive. I do, however, believe that the housing should be monitored and maintained in order to keep the charm of the town.

I believe the affordable housing would be "relatively" affordable. Government oversight/government run properties would be better than trying to force some developers to include affordable housing (their goal is to make it as unaffordable as possible for financial reasons).

Mix of housing needs to be locked in on the ground, not simply aspirational OP policy ideas. Development sector routinely pushes the development permissions envelop and the staff/council give lip service to affordable housing provision, i.e., aspirational, but no one wants it except for the poor

Affordable housing is desperately needed as we continue to battle against what has been described as a housing shortage, a contributor to the rise in rental prices.

Climate change

Q10 What other strategies do you think the Official Plan can use or consider to set the stage for future climate change mitigation and adaptation?

Frequent Transit Networks

Communication about these issues and action plans with us the citizens - not once, but continually. Inspire neighbourhoods to talk about it inspire participation.

Incentives for eco-friendly development and retrofitting should be considered.

Urban gardening

There is often a conflict between maximizing vegetation - trees - and maximizing direct access to sunlight for photovoltaic electrical generation on buildings; and also a conflict with maximizing housing density. From a climate change/carbon sequestration perspective, a tree planted outside the city is just as effective as a tree planted in the built-up area of the city.

Designs that prioritize human scale movement, frequent social interactions, and community, not car-scale movement and sprawl. To do so, requires less space and less energy, but strong policies that put life before cars.

If Guelph continues to nibble on the periphery of the challenge instead of focusing on the few most important causes of climate change, there will be a bitter awakening!

Climate change is most natural process of different periods of Earth life. Look careful on history of Earth development. Climate change investment is politics that make some people rich

More green space, community gardens, ability for Guelph residents to be more self sufficient. Ensure each community within the city has all basic needs within walking distance.

Our residential infrastructure and planning for electric vehicles needs to be addressed. Condo parking garages, public parking garages, and added load to each home for high-speed chargers will become a real issue in the next 10 years. Imagine every space in a condo garage needing a plug that can supply 100+ amps. That's a lot.

I do not understand what will be covered by energy efficiencies...

- Build vertically to minimize bulldozing existing forests and forested areas like Rolling Hills.
- High speed rail to connect to the GTA to reduce car pollution for the commuters.
- Build 5G technology infrastructure to attract and retain people who work from home and/or use hybrid work models.
- Invent drivers with rebates for electric and hybrid vehicles

Climate change will greatly affect food production and security. In a city that has a large portion of food insecure family's and individuals, Guelph should build a more circular food system to support its most vulnerable. Ex. edible landscaping around the city such as fruit trees freely available to the public. (Anyone can pick what they need)

Charging polluting corporations to clean up the damage they do.

Place an emphasis on rapidly increasing density, and making positive use of vegetation.

Stop the sales of massive farming land and forestry to development companies!!!!

In terms of maximizing vegetation, as we plan to further densify our town we must seriously look into green infrastructure as a part of building plans to lessen our carbon footprint and as a means of energy conservation, water retention, etc. I would suggest especially green roofs and walls and roof gardens.

Consider stopping development on new land (expansion). In the 2000s new development by Guelph lake led to unprecedented water use in Guelph. We have water scarcity now, it will only get worse if the city keeps prioritizing profit over resources.

Q10 What other strategies do you think the Official Plan can use or consider to set the stage for future climate change mitigation and adaptation?

Require green building standards for all new construction as per policy in the OP; recognize changes to the Building Code in 2031 to require green construction. Some learnings may be derived from the following publication as well:
<https://www.cambridge.ca/en/build-invest-grow/resources/Planning-Partnerships---Universities/Green-Building-Standards-Research-Report-for-the-City-of-Cambridge-Final....pdf>

Water system and supply

Water system

Q8 Please explain your answer regarding the approach on water system.

Private septic systems will create unexpected problems.
I think the City's current approach to water is working well and doesn't need to be changed. I would be concerned about incorporating private interest into that framework.
Private wells and septic systems don't require the owner to conserve. I have friends who live in the 1 million + housing area with their own well. Their attitude about watering is that it is their own water system and they can use it as they want.
Flexibility for private septic systems might lead to water supply and treatment issues.
Good job on this one.
Risk of private septic contaminating public water sources.
Absolutely agree, protect our water
There should be flexibility; let the science demonstrate whether it makes sense, or not, in each specific case.
Privatization of water endangers water sources, shared health, and ultimately leads to lower quality outcomes for humans and ecosystems that can cause extreme damage.
Tertiary septic system with prescribed monitoring through the City should be acceptable for minor infill where services are unlikely to be advanced but not full major development.
I am not deeply familiar with this topic, but I do not see flexibility in this causing issues if regulation of private wells can be done.
On an unrelated note, I think the question here is somewhat ambiguous and would be clearer if it was phrased as, "To what extent do you agree with the City of Guelph's proposed approach?"
Do not promote private ownership of water rights. Water to remain a public property.
I don't want the water to get contaminated. I don't want to rely on people who put in their own wells or septic systems to do it safely.
At this time, if we monitor use and restrict commercial abuse of our water system, we do not need to invest in other options. Planning for the future should be considered so we are not behind when making those decisions in the coming decade(s)
Adding private wells and septic systems scream risk. If we want to protect our aquifer this is a very bad idea in my opinion. Any penetration into the aquifer adds risk. Why add penetrations into this aquifer that are not under City control.
As long as there is a coordinated understanding of all water use then public private cooperation is okay.
There needs to be some flexibility on a case by case basis

Q8 Please explain your answer regarding the approach on water system.

While careful management of water as a resource is very important, completely banning private septic systems and completely relying on municipal water systems inhibits growth of the city in a time when cities across the country should be trying to rapidly expand infrastructure and housing. Flexibility should be available within reason.

Keeping everyone using the same water system will ensure it remains high quality.

The city's existing approach has been effective. There is no persuasive rationale for this significant change.

Municipal supply & treatment is sufficient

The decision should reflect the stewardship of the aquifer and what is best for the ground and groundwater.

I don't fully understand the proposal. However I think municipal supervision is needed for private septic systems to ensure we don't have any environmental issues

Stop privatizing our water! Even wastewater/septic is *STILL* water. Leave the for-profit schemes out of this.

Protection of groundwater is most important public interest; private services may be permitted in limited circumstances in rural areas

Water supply

Q13 Please describe what other policies you think that could be changed or introduced in the Official Plan to further protect its water supply.

Not sure.

Converting lawns to gardens, or planting native plants that don't require as much water as the traditional lawn.

The monitoring and elimination of intrusive development.

Make Guelph a Blue Dot community.

Existing tree protection for all sized parcels of land and a canopy coverage target for land designations

The incentives to further reduce water use by households are insufficient. For households, water use to be charged at the standard rate (up to 100L per person and day [PPD]), but higher between 100 and 150L PPD, and at a luxury rate at above 150L PPD.

Since total household water use is a relatively small part of total water use in the city, a focus on main industrial water users is in order, especially in view of the limited amount of water available for the planned expansion of the city population and industry.

Require parking lots to have green space within and around them i.e. a certain percentage of a proposed parking area must be green. For example, Zehrs on Eramosa has incorporated trees into its lot. You get rain to the soil and shade when parking on hot days.

Shutting down Nestle to prevent them selling water.

Stop developments from impeding the watersheds all together!!

If the city is to manage water at the watershed level, the Clair-Maltby development should be removed as this would protect the Paris Galt Moraine.

- Leave substantial green space in new Claire/Maltby plan to allow for groundwater runoff;

Q13 Please describe what other policies you think that could be changed or introduced in the Official Plan to further protect its water supply.

- use alternative building materials to allow for groundwater runoff where possible (e.g. permeable pavers instead of asphalt);
- Limit the amount of water that Nestle is able to take from their wells and/or do not renew their permit;
- Set limits and introduce taxes for industrial water use to incentivize water savings

Aren't you the policy wonks?

Salt use is already too little. Guelphs roads are some of the most treacherous driving I have experienced. We need more salt even with the detrimental effects on watershed

I agree strongly with the first amendment but, I feel as though water conservation and protection can go further by proposing a required retrofit consultation in buildings that were built before 2000. This is understanding that the bulk of our town does qualify as commercial or industrial and most likely was not built with the most water conscious infrastructure. Some more water legislation to follow includes:

Sustainable Water and Sewage Systems Act, 2002
Ministry of the Environment

The Sustainable Water and Sewage Systems Act passed the third reading in 2002 and is still awaiting Royal Assent. The Act outlines the framework for implementing full cost accounting to ensure long term sustainability of municipal water supplies. The Act requires municipalities to assess the costs of water and to develop plans to charge appropriate rates and generate sufficient revenue to finance capital and operating costs of sewer and water systems.

Ontario Water Resources Act
Ministry of the Environment

The Ontario Water Resources Act focuses on both groundwater and surface water throughout the Province. The Water Resources Act regulates sewage disposal and "sewage works" and prohibits the discharge of polluting materials that may impair water quality. Permits to take more than 50,000 liters of water per day from ground or surface water sources are also regulated under the Water Resources Act. The Water Resources Act regulates well construction, operation and abandonment in addition to the approval, construction and operation of "water works

Nutrient Management Act
Ministry of Environment & Ministry of Agriculture & Food

As part of Ontario's Clean Water Strategy, the Nutrient Management Act, 2002 was designed to reduce the potential for water and environmental contamination from some agricultural practices. The Act establishes the framework for best practices regarding nutrient management (particularly manure). The Nutrient Management Act also provides standards for nutrient storage and how nutrients are applied to farmland, in order to reduce the likelihood of ground or surface water contamination.

Stop. New. Development. We *literally* have barely enough water as it is. Having a watershed plan is not enough.

Q13 Please describe what other policies you think that could be changed or introduced in the Official Plan to further protect its water supply.

Provision of green infrastructure storm water management provisions in all development instances; plant trees and additional vegetation in small urban places to capture carbon and promote groundwater recharge

I am not sure if this can be introduced in the Official Plan, but providing education to the public on the water resources at a watershed level (e.g., posters, workshops, special one-time school lessons, signs, radio advertisements) could help. Policies can only go so far without the help and understanding of the public.

Appendix B – Climate Change Workshop Summary

Introduction

On June 1, 2021, the City of Guelph hosted a virtual workshop to share information with the public and collect thoughts about the proposed Official Plan policy approaches for climate change. The workshop discussion focused mainly on land use and climate change. Thirteen people participated in the workshop.

Susan Hall of LURA Consulting started the workshop with a land acknowledgment and an overview of the meeting agenda. There were two presentations from Natalie Goss and Stacey Laughlin, both Senior Policy Planners with the City of Guelph. Stacey Laughlin introduced the Official Plan, the update process, and general aspects of the Official Plan update. Natalie Goss presented the climate change integration aspects for the Official Plan update.

After the presentations, Susan Hall facilitated the questions of clarification period and the workshop discussion session. Participants were asked to raise any questions or provide any feedback comments based on the workshop questions.

A summary of the questions of clarification and workshop discussion is provided in the next section. Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A'.

Questions of clarification

Q: What does efficient infrastructure mean?

A: There is no single definition of efficient infrastructure. It usually means ensuring the amount of energy required to distribute resources throughout the City is minimalized, aiming to be the most cost-effective.

Q: What thought has been given to renewable energy technologies?

A: The City hoped to solicit feedback on renewable energy technologies from workshop participants, ideally from a land use perspective.

Q: Does the City have a plan to mitigate the use of scented products in the environment?

A: The climate change approaches are mainly focusing on land use planning perspectives. The Official Plan does not cover the aspect of scented products.

Q: How is the City supporting or planning to support Guelph residents to mitigate their emissions and climate change impacts?

A: From a land use perspective, the City aims to provide more transit-oriented and mixed-use neighbourhoods that would encourage residents to use active transportation, walk more, and be less car-dependent to help mitigate their emissions.

Q: Are climate change mitigation and adaptation considered throughout all planning decisions?

A: Yes, climate change mitigation and adaptation are currently woven throughout the Official Plan, so they are considered during planning decision-making processes. However, the City is exploring what more to do as the Official Plan is being reviewed and updated.

Q: Are there any references to greenhouse gas emissions in the Provincial Policy Statement?

A: Provincial policies do mention greenhouse gas emissions, but no specific targets are set. They are high-level policy documents, therefore leaving the flexibility to municipalities to set their own goals and targets for reduction.

Q: What elements or aspects of land use have an impact on climate change?

A: Land use is a complex topic with many different factors that can affect climate change, so there is usually more than one aspect contributing to climate change. The City aims to create more walkable, transit-oriented and less mobile dependant complete communities to help mitigate climate change from a land use perspective.

Q: Can the Official Plan impact the built form through setting up various standards to achieve net-zero goals?

A: The Official Plan can encourage developers to build towards net-zero goals, but the Ontario Building Code governs building standards. The City cannot regulate developers to build net-zero buildings, but they are still required to follow the Ontario Building Code.

Q: Will the City build and maintain green spaces to combat climate change?

A: The City does aim to keep all the current natural heritage and green spaces. There is an ongoing Parks and Recreation Master Plan that would support the Official Plan on this aspect.

C: I highly recommend using more wind power, solar cell usage, and water turbine power. Biogas technology has recently advanced to the point where it is now useful for cooking instead of using propane and can be fed food scraps/compost as the fuel source.

Q: Are there any interim targets to reach net-zero in 2050? Or is it simply an aspirational goal to reach carbon zero in 2051?

A: Currently, there are no interim goals for the Official Plan. The project team would need to refer to the Climate Change Office for more detailed information on climate change actions.

C: Yes, there should definitely be interim goals. The City cannot decide at 2051 for a goal. There needs to be some goals and objectives before that.

Facilitated discussion

Climate change concerns

Participants were asked the following question to prompt discussion:

- *Earlier, we asked if you were concerned about climate change. What are your concerns?*

C: Concerned about concrete used across the City.

C: How communities do not allow residents to use their land to help in power generation.

C: Greenhouse gas mitigation, drought, water security, energy security are all major concerns as more heatwaves and extreme weather are occurring. The excessive cost of heating and cooling also increases household spending.

C: How can the City help mitigate the increasing household expenditure due to extreme weather situations? The City should help provide renewable sources for households. This also needs to be done in collaboration with the community and not in silo; it is not just the City's job to address climate change impacts.

C: Regarding land use, there is the concern that there might not be enough trees or green spaces to offset the City's carbon output.

C: There is a 35% increase in mortality rate due to rising temperatures.

Proposed policy approaches

Participants were asked the following question to prompt discussion:

- *We presented an overview of the proposed policy approaches for our Official Plan Update related to climate change. What are your thoughts on the proposed policy approaches related to climate change?*

C: Set up interim emissions reduction targets every four years that land in the middle of each council term.

C: The climate change approaches need a little more teeth, from being considered in planning to being a criteria in planning.

C: Is it possible to build in metrics to the Official Plan that can be checked regularly to see if the City is meeting carbon reduction goals and know if we are going in the right direction?

C: Wind power, solar cells and biotechnology advances could be considered.

C: Include new technology uses in the building codes that are interrelated to land use.

C: Water turbines can be used with the Guelph's river system to produce more sustainable energy sources.

C: Across Parks Canada, policies are fairly open about people using their renewable energy. It seems like Guelph is limited in using different kinds of renewable energy.

C: There are many anti-wind turbine sentiments in Guelph, but technology is evolving, and it is getting better to use wind turbines. Guelph is quite windy; this could be a good opportunity.

C: Biogas can be used in households too instead of natural gas.

C: Utilizing natural space for carbon sequestration opportunities and maintain less lawn while planting more forests.

C: District heating is being done well in the City. We should continue this system, ensuring district energy systems are installed and ready to use as new buildings go up.

C: Consider land use planning methods that would reduce reliance on automobiles.

C: Setting targets. The City cannot solely rely on the provincial policy. For example, Vancouver aims to be the greenest city; Guelph should at least push to be in the top 10.

C: In the Official Plan, there should be a prioritized hierarchical approach to transportation. Active transportation should come first, followed by electrified public transit and then electrified personal vehicles.

Q: Is the concept of "walkable" cities in the Official Plan for new nodes?

A: The Clair-Maltby is the last unplanned green area. The City is making sure that the area is designed to be walkable in all the planning processes.

C: Ensuring that all essentials (groceries, pharmacy etc.) are "walkable" at each end and the whole area of Guelph. Currently, if someone lives outside of downtown or the central area, they must have a car to get daily essentials practically.

Suggestions on Climate change from a land use perspective

Participants were asked the following question to prompt discussion:

- *Do you have suggestions for how Guelph could address climate change from a land use perspective? Or ideas/examples from Guelph or other communities you would like to share?*
- *Is there anything else that should be considered in the Official Plan to adapt to a changing climate? To mitigate climate change impacts?*

C: Lawn watering seems to be meaningless and has adverse effects.

C: Like how cigarettes are often depicted as bad and negative, the City can use infographics to demonstrate how various actions can make climate change happen faster or are prime mitigators.

C: A more aggressive approach to increasing tree cover throughout the City and diminishing hard surfaces.

C: There are clear examples at the moment regarding how pollution reduction due to Covid has affected the climate.

C: The Official Plan should make provision for flooding issues. The Grand River Conservation Authority (GRCA) has been doing this work, but it has been cut back recently.

C: One flood in Toronto last year cost \$80 million, so the City needs to be proactive.

C: The GRCA made significant flood planning changes post-Hurricane Hazel and more updates in the 1970s flood that flooded out Galt downstream.

C: Greater emphasis on natural attenuation of rainwater.

C: Opportunity for tiny homes.

Q: Have the planning staff considered what kind of homes will be needed post-pandemic?

A: There have been ongoing conversations regarding how to accommodate growth. Council approved changes to the City's Zoning Bylaw in December 2020 to allow additional residential dwelling units separated from a single, semi or on-street townhouse to be on the same lot.

C: The City could consider the possible need for more home office space or co-working space post-pandemic.

Wrap Up and Next Steps

Natalie Goss informed participants about upcoming milestones in the process and future opportunities to be involved and encouraged them to provide feedback through Have Your Say.

Appendix C – Natural Heritage and Water Workshop Summary

Introduction

On June 3, 2021, the City of Guelph hosted a virtual workshop to share information with the general public and collect thoughts about the proposed Official Plan policy approaches for Natural Heritage and Water Resources Systems. Eleven people participated in the workshop.

Susan Hall of LURA Consulting started the workshop with a land acknowledgment and an overview of the meeting agenda. There were two presentations from Madeline Gibson, Planner and Stacey Laughlin, Senior Policy Planner with the City of Guelph. Stacey Laughlin introduced the Official Plan, the update process, and general aspects of the Official Plan update; then, Madeline Gibson presented the proposed natural heritage and water resource systems policy approaches for the Official Plan update. After the presentations, Susan Hall facilitated the questions of clarifications period and workshop discussion session. Participants were asked to raise any questions or provide any feedback or comments based on the workshop questions.

A summary of the questions of clarification and workshop discussion is provided in the next section. Questions are marked by a 'Q', comments are marked by a 'C', and answers are marked with an 'A'.

Questions of clarification

Q: Will the low-impact development guidelines strongly support green roofs and permeable pavement for city streets and private parking lots?

A: This is being developed through the Stormwater Management Masterplan update. There will be opportunities for the public to provide comments on that at a later date.

Q: There is something called OPA 42 for the natural heritage system; how does that affect this consultation?

A: OPA 42 is an amendment that occurred and was approved in 2014, and that brought the City's natural heritage system into effect.

Q: How would changes to the Official Plan be in line with the Fisheries Act?

A: The current Fish Habitat policies in the Official Plan were developed many years ago. Since then, the Fisheries Act has gone through two changes, and the most recent change brought it back closer to when the Fish Habitat policies were first approved. The wording may be updated to reflect the Provincial Policy Statement through this Official Plan Review process.

Q: Are the proposed changes to the Species at Risk policies similar to the Fisheries Act changes? Or are they just to align the wording?

A: Yes, the proposed change is to align wording with the Provincial Policy Statement.

Facilitated discussion

Policy approaches for Water Resources and Water Resource System

Participants were asked the following question to prompt discussion:

- *What are your thoughts on the proposed policy approaches related to Water Resources and the Water Resource System? Did we get it right? What else should we consider?*

Q: Will large-scale developments ever be informed by how much water is available in Guelph?

A: The City focuses on an even higher level than large-scale development. There is a Water Supply Master Plan which looks at how much water is available to accommodate growth.

Q: Does Guelph have a responsibility beyond its boundaries? For example, around the Paris-Galt Moraine, which is within Guelph and provides water to many communities adjacent to the City?

A: Guelph has responsibility primarily within the Clair-Maltby Secondary Plan area. The City has done many assessments and groundwater testing to ensure future development would not have a negative impact on groundwater resources.

Q: What if a well becomes contaminated?

A: The City carries out ongoing monitoring on all City-owned wells. If there is contamination, the well will be shut down immediately, and water supply is made up elsewhere. The well will only be used again when it is safe to do so.

Policy approaches on Natural Hazards

Participants were asked the following question to prompt discussion:

- *What are your thoughts on the proposed policy approaches related to Natural Hazards? Did we get it right? What else should we consider?*

Q: Is flooding being covered?

A: Yes, flooding is already covered. Official Plan policy on flooding and floodplains aligns with the Provincial Policy Statement. Since there are currently no changes to the Provincial Policy Statement on this topic, no changes to the Official Plan are needed.

Policy approaches on Environment Assessment

Participants were asked the following question to prompt discussion:

- *What are your thoughts on the proposed policy approaches related to Environmental Assessments? Did we get it right? What else should we consider?*

Q: How many years will monitoring occur to ensure a net gain?

A: Currently, the City is only considering policy approaches but has not developed any policies yet. Those details would likely be considered when a specific development application comes up. This will be considered when developing policy.

Q: Is the wording in the Official Plan consistent with the intent of the Environmental Assessment process set out in the Environmental Assessment Act? My concern is the Provincial Policy Statement specifically excludes any intrusion in wetlands, and the current Official Plan reflects this.

A: The wording is consistent with the Environmental Assessment Act. Whatever the Official Plan Policy states, it must conform and do as prescribed in the Provincial Policy Statement. The definition of development excludes infrastructure development under the Environmental Assessment Act. Infrastructure may be permitted through an Environmental Assessment, provided that no negative impact can be demonstrated, and the project preferably creates ecological gain.

Q: How will you consider requiring projects to provide net ecological gain?

A: There are many approaches, but in general, if a development impacts the existing ecological condition, they have to restore back to that condition and go beyond to provide additional ecological functions that can result in a net ecological gain. The City will be thinking through policy wording and defined terms that provide clear direction.

Q: Is this akin to essential infrastructure allowed in the Greenbelt Plan? It looks like the policy approach is sound and goes above and beyond.

A: The Greenbelt Plan does not currently apply in Guelph. The proposed policy approach would permit essential City infrastructure within the natural heritage system.

Q: The current Official Plan correctly reflects the Environment First commitment of the City by requiring any infrastructure intrusion to be essential; is this aspect to be kept in the Official Plan review?

A: The proposed change is for essential City infrastructure projects only.

Other policy approaches

Participants were asked the following question to prompt discussion:

- *What are your thoughts on the other proposed policy approaches?*

Q: Are there other changes being considered to natural heritage policies and protection that would be more similar to provincial policies (e.g., minimum 30 meters Vegetation Protection Zones for key natural heritage features)? Or is it just the minor changes to the wording at this time?

A: As part of the Official Plan update, the scope was established to align the Official Plan with Provincial Policies and Plans.

Q: On page 5 of the staff report from the May 3, 2021 Committee of the Whole meeting, it says, "Removing references to the roles and responsibilities of advisory committees that are governed by the City's procedural bylaw and/or terms of reference." What does that remove? Does it remove the advisory committees?

A: City Council approved the disbanding of the River Systems Advisory Committee and the Environmental Advisory Committee, and approved the creation of a new Natural Heritage Advisory Committee. The proposed policy changes would delete references to committees that no longer exist.

Q: OPA 48 removed natural heritage elements from the City's Open Space System. Is the revised Official Plan going to restore natural heritage system elements to the City's trail and open space system, as was done for 40 years, to emphasize the importance of natural heritage areas to the City?

A: The intent is to keep the natural heritage system separate from the open space system.

Q: Will updates occur to other aspects of the natural heritage system (e.g. significant woodlands, wildlife corridors)? Is significant wildlife habitat mapped by the City?

A: Updates to these specific policies will occur through a future more extensive Official Plan update. Detailed field surveys are required to map significant wildlife habitat. Some mapping of significant wildlife habitat is available, but not a complete inventory.

Q: Does the City have policies/procedures related to salt usage?

A: The City's current Official Plan includes a salt policy to minimize the use of salt as a de-icing tool due to its negative impact on water quality and the natural heritage system. The ongoing Stormwater Management Master Plan update also provides direction for the use of salt and management of salt-laden water. Further, salt management plans may be required for certain developments under the Clean Water Act and Source Water Protection Plan.

Wrap Up and Next Steps

Natalie Goss informed participants about upcoming milestones in the process and future opportunities to be involved and encouraged participants to provide feedback through Have Your Say.

Appendix D – Indigenous community sharing meeting summary

Participants

On May 5, 2021, 18 Indigenous community members, including an elder, attended a community sharing meeting to discuss their perspectives on Guelph's Growth Management

The following individuals attended from the City of Guelph:

- Cam Guthrie, Mayor
- Krista Walkey, General Manager of Planning and Building Services
- Melissa Aldunate, Manager of Policy Planning and Urban Design
- Natalie Goss, Senior Policy Planner

The following individuals attended from the City of Guelph's consulting team:

- Bob Goulais, Nbsiing Consulting Inc.
- Leah Horzempa, Sister Circle Consulting
- James Knott, LURA Consulting

Record of Discussion

Bob introduced himself explaining that he "has been doing this work since 2015... sharing, facilitating... and providing a forum for First Nations, Métis, and Inuit to share in a good way... in a way that officials from the City of Guelph will respect, and hear in our voice and perspective." Bob said we will "start with the words that come before all other words" and offered tobacco to Mandaakwe to offer an invocation and thanksgiving to the Spirit.

The elder in attendance offered words in Anishinaabemowin. She explained that "when we come together and do something really special [or] significant...today we are coming together in a virtual circle, the very first acknowledgement before all words is the lighting of the fire... and I've lit some sage that I've grown, so it is Anishinaabe sage... In the lighting of the medicine, it is acknowledging the first Creator... and everything else in Creation and the language and those of us who have language... the language of the people is written on the land and with those first words we acknowledge our relatives, the ones that are in our past, the ones that have gone on before us... and we ask them on this day to look this way and from all of those directions. We acknowledge as far as we can see, and as far as we can send out our voice and the medicine... will be doing that work during our meeting... and listening to each other. And also you would have heard in Ojibwe... about kindness, how we aspire to set a foundation for everything that we do... I'm from a couple of places and I'm so happy to see you all here and listen to you this evening." Bob said "chi miigwetch... that kindness that is spoken of is so important... when we acknowledge the Creator in our language... we talk about that great kind spirit and the kindness that comes from that and a really good reminder of that..."

Over the chat, a participant said, "Chi Miigwech. It's been a while" and another participant said, "Miigwetch. Beautiful and so kind."

Mayor Cam Guthrie then provided a land and water acknowledgement, and said, "thank you for your words... I appreciate the opportunity to be here with all of you today. I am quite humbled by your presence and I'm looking forward to finding out later from staff and through this process all the contributions that you'll be giving to the City through this opportunity and others as they arise." He continued to say "as we gather tonight and talk

about land use in Guelph over the next thirty years, we are reminded that Guelph is situated on treaty land that is steeped in rich history and home to many First Nations, Inuit, and Métis people and people of mixed Indigenous ancestry today. As a city we do have a responsibility of the stewardship of the land on which we both live and work. Today we acknowledge the Mississaugas of the Credit First Nation... of the Anishinaabeg Peoples as our Between the Lakes Treaty #3 partners on whose territory we are meeting. We also take the time to acknowledge the water that flows through and across the territory and into the lands of our Indigenous neighbours along the Grand River... I am honoured to be here as the mayor, as the head of council, to say... that the city recognizes that we must do a better job of engaging with and learning from our First Nations, Inuit, and Métis community members who live in Guelph as well as treaty holders and rights holders. We know we have a lot of work to do to improve how we reach out and how we listen and how we follow through. We have a lot of decisions to make in the coming months that will shape Guelph for future generations... decisions about how we will grow, how we will work together to eliminate systemic racism... how we plan for the future of our parks or transportation, how we deal with water, trails and so on. We know we will make better decisions if we do that as we listen and respect Indigenous voices and perspectives and we also know we have work to do to build on relationships and build on trust. It is on us, it's on me, and it's on my colleagues on City Council, city staff to follow through on any kind of commitments and promises. To me... this is to me a fresh start and a new conversation and it will be followed by many more, and we hope to hear from you on how we can improve and be more inclusive. Collectively, we are working to better understand the region's Indigenous history and the needs of the area's First Nations, Inuit, and Métis People. Thank you very much for allowing me to be here to bring those greetings on behalf of the City to let you know that we take it seriously and I wish you nothing but the best tonight as you engage with our city staff... I look forward to hearing the results and I thank you all of you for allowing me to bring these opening remarks."

Bob thanked Mayor Guthrie for his words and said, "I want to acknowledge that you talked about three very important things. The first one is to listen... that's really our purpose tonight is to listen to First Nations, Inuit and Métis in their own voice... and how we use that information is the second part... is going to be very interesting to see, as this is just the start of a dialogue. And the third part is how the City of Guelph follows through, and that's going to be very important... to be here to witness that is very important."

Bob led a round of **introductions** for the city staff and consultants present.

Leah introduced herself as Métis and mixed European from the Georgian Bay Métis Community, who's role for the evening is to provide a detailed record of discussion for the participants to validate, and encouraged participants to "edit it, add commentary, correct me in the places where I may not have understood you in the best way."

Bob explained that "this is a planning exercise, led by the City of Guelph's planning department" and welcomed Krista, the Chief Planner and General Manager of Planning and Building Services. Krista said, "thank you Bob I am very excited to be part of this... and I look forward to the feedback you will provide us as we move to our planning work as we try to come up with a plan until 2051 for Guelph."

Melissa introduced themselves as the "Manager of Policy Planning and Urban Design...our team responsible for official plan and all the matters considered within

that for long range planning for the city... we look forward to presenting to you this evening and hearing your comments and feedback for us."

Natalie introduced themselves as another member of the "planning department. I am working together with Melissa and Krista" and "look[ing] forward to listening and learning from everybody."

James from LURA Consulting said, "I would like to thank everyone for taking the time tonight... I will be here in a completely listening capacity and look forward to hearing the conversation."

Presentation

Bob explained that "one of the things that is a priority for us tonight is to introduce... Guelph's Growth Management Plan today... the proposed growth scenarios that will be part of the official review process of the City of Guelph's official plan. Under the *Places to Grow Act*... it is a requirement that each of the municipalities across Ontario to update their plan and those growth scenarios... It is also a **requirement of the province is to engage Indigenous communities**. That may not be a priority for a lot of municipalities... but there are some that are taking that seriously... kudos to Guelph for putting this as a priority." The objectives of the meeting include:

1. To provide relevant information on *Shaping Guelph* and the Official Plan review,
2. To present a draft vision and principles for growth,
3. Answer your questions... and,
4. Engage in a dialogue and listen to your input and perspectives respecting growth."

Bob continued to say, "we haven't had these conversations as a city with the Indigenous community about input into the plans... this is our first opportunity to do that, and this is part of a longer process." Bob shared more information about himself and taught participants how to use various features of WebEx. He said that, "if this wasn't covid... we would actually be doing this in the Circle, having this discussion in ceremony, led by our Elders... unfortunately we have to use this way of doing things which is kind of foreign and not really the best way to understand and appreciate what we have to share... Chi miigwetch to all of you for joining... if we were together I would have that asemma to offer to you for your words, your comments, and your questions. I apologize that we have to do it in this way. Hopefully when we all get our vaccine, and everything looks better in the coming weeks we will get together... When I work with the City of Guelph, I made it clear that I'm not going to do this work unless we adhere to these principles of Indigenous engagement [which are] led by our values: respect... meaningful... and collaborative... Especially when we reach out to the rights holders. We've already reached out to the Mississaugas of the Credit, Six Nations of the Grand River and the Grand River Métis Council, we are dealing with them directly... They have been invited to this conversation... but [we've] also reached out directly. All engagement will be designed and facilitated using our Anishinaabeg traditional Indigenous protocols... and values led by the Seven Grandfather Teachings of the Anishinaabe and the philosophy of the Good Mind of the Haudenosaunee."

Melissa offered an "overview of the land use planning system in Ontario to set the stage for our discussion. The province has the *Provincial Planning Act* which sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled [and by who]. The act provides the basis for preparing our official plan and planning policies that will

guide future development and [gives] tools to regulate how land is used. [The] Provincial Policy Statement [is a companion] legal document that provides policy direction... on key land use planning issues... which must be considered... including housing, economic development, the natural environment, servicing and transportation. The province has also issued a Growth Plan that covers the area known as the Greater Golden Horseshoe... including population and employment forecast to the year 2051. At the municipal level is the Official Plan [which] describes general land use planning policies, makes sure that growth... meets the community's needs, helps with understanding how land may be used now and in the future... where roads, watermains, sewers [etc.] will be built. Finally, the Municipal Zoning Bylaw, [which are the] local rules for properties..."

Melissa said that "tonight we will focus on the official plan" and provided an overview of the reasons to review the plan... [the last] comprehensive review and update [occurred] between 2008 and 2012. Final approval was given... in 2017... and was updated to plan for growth until 2031, and the policy framework for the natural heritage system was introduced. It is expected that Council will regularly update the official plan to ensure that it implements any changes to the policy statement... and continues to address local priorities and changing community needs... We are also required to update our official plan by July 1, 2022 to conform... to the Growth Plan for the Golden Horseshoe.

Melissa continued, "In terms of process... just last month we released our growth scenarios... this week we presented the Official Plan [review] policy paper to the Committee of the Whole and are now commencing engagement on that policy paper. Later this year, we will be releasing a draft official plan amendment for comment and engagement, and by June of 2022, we will be going forward to Council to seek a decision on an official plan amendment. What's included in our official plan review? The scope... is to ensure... conformity and consistency with any changes to the *Planning Act*, with the provincial policy statement released in May 2020, with *A Place to Grow [Growth Plan for the Greater Golden Horseshoe 2019]*, the *Ontario Heritage Act*, the *Clean Water Act* and *Grand River Source Water Protection Plan*. The Provincial Policy statement is a consolidated statement on... [provincial] policies on land use planning [to] guide municipal decision making... There is a number of areas of the policy statement that we will be looking at. The first is enhanced engagement with Indigenous communities. Our official plan needs to be updated to reflect that Guelph is located on treaty lands and to reflect our responsibilities to engage with Indigenous communities on planning matters. We will also be looking at land use intensification and increased housing options... for both market housing and affordable housing. In terms of climate change... planning for the impacts of a changing climate... and specifically recognize the city's commitment to becoming a net zero community by 2050... and [to have] 100% of energy needs through renewable sources by 2050... we also need updates to ensure alignment with the policy statement and *The Fisheries Act* for development and site alternation in fish habitat... and habitat for endangered and threatened species. [We are] also required to identify a water resource system... and updates required to our natural hazard policies, including flood plains, to plan and mitigate the potential risk[s]... and to include policies for wild land fire hazards. Finally, in terms of archaeological management plans... updates [needed]... direction for the city to undertake an archaeological management plan, and finally... to look at any changes to definitional terms..."

Natalie then spoke about "*A Place to Grow*, the growth plan for the Greater Golden Horseshoe, which Guelph is a part of... This provincial plan was approved in 2019, and subsequently amended last summer. [It] establishes forecasts and targets... in how we

should grow in the next thirty years. To bring our official plan into conformity with this provincial plan, it is necessary to complete... a municipal comprehensive review... [which] will determine where and how Guelph grows until 2051. We will also determine how we plan to achieve the targets for the built-up area, lands that were considered developed as of 2006... targets for our designated greenfield area, which is our newer urban lands that are being planned for urban uses... Our urban growth centre as well, which is our downtown. [This review] is happening through a process we call "Shaping Guelph" which includes several background studies... [including] vision and principles for growth, something we'd like to discuss with you this evening [as well as] a residential intensification analysis, a housing analysis and strategy and employment lands strategy, [and] growth scenarios based on a land needs assessment. Municipalities are required to update their municipal plans to conform to *A Place to Grow* by July 1st next year... "Shaping Guelph" is underway and will result in an updated growth management strategy... that will inform a five-year review of... the official plan."

Natalie continued to explain that, "to more closely align with the vision of *A Place to Grow*, and to reflect conversations with the community." Natalie provided the following "Draft Vision for Growth:

Guelph in 2041 is a place of community. Guelph is a diverse community that is rich in history and vibrant new places and spaces. We are welcoming to new people to live and work within our neighbourhoods and to new businesses that support and strengthen our diverse and innovative local economy. Our community has a full range and mix of housing that is accessible and affordable. We have built a community where we can safely walk, cycle, ride transit, or drive anywhere we want to go. Our city has been thoughtfully designed and is compact, connected, and complete. We have places to shop, to work, and to explore open spaces and parks. Our cultural heritage resources have been embraced and celebrated. Our natural heritage system and water resources are protected and maintained as one of our most valuable assets."

Natalie continued to detail the "Official Plan [which] sets out how we will manage Guelph's land use patterns that shape the city's social, economic, cultural, and natural environments for years to come. The Official Plan works together with our Community Plan, a plan that identifies the community's priorities to develop a welcoming and prosperous city. Together, the Official Plan and Community Plan create a strong foundation that will guide the future of Guelph. To guide this vision, we have proposed a series of principles. Natalie presented the "Draft Principles for Growth... many of [which] are already in our official plan... [but] need to be updated to reflect our achievements over the past decade and our commitments to the future." The draft principles include:

- Grow within our existing boundaries
- Compact & efficient development
- Full range of land uses
- Grow in a sustainable and fiscally responsible way
- Range and mix of affordable housing
- Complete multi-modal transportation system
- Accessible, connected, open space, park and trail system
- Adequate servicing to support Guelph's growth
- Protecting, conserving, and enhancing our NHS and groundwater resources
- A net-zero carbon future

- Adapting to and mitigating effects of climate change
- Embracing, celebrating, and conserving cultural heritage
- Planning and designing an attractive urban landscape

Natalie spoke about how “in April we tabled three different ways that Guelph can grow over the next thirty years. Each of these scenarios is based on the considerations listed here... these scenarios of “How Guelph Grows” all meet minimum forecasts, that is the 203,000 population and 116,000 jobs that we expect to grow by 2051, and meet the targets of *A Place to Grow*, so 50% of our new growth in already developed areas, and a minimum density of 50 persons and jobs per hectare in our newer urban areas. Based on our draft vision and principles and feedback that we’ve heard from our community; the scenarios all provide growth in our existing geographic boundary. No proposed urban expansions are contemplated at this time. Our newer urban areas of the city which include the... Innovation District in the east and our Clair-Maltby Secondary Plan area in the south [are] currently being comprehensively planned... Through our ongoing water supply master plan, we have confirmed that the amount of water that is needed to support our growing population can be serviced... new supply sources exist providing opportunities to supply water to our growing city. A pipeline is not a solution that is being contemplated through this work. The focus is on establishing a sustainable water supply... this could include ground water resources within and immediately outside of the city and local surface water sources such as the Speed and Eramosa Rivers. Additional engagement, specifically on our water supply master plan, is being planned for later this spring. Finally, through our Wastewater Treatment and Biosolids Master Plan we have confirmed that we will have the ability and capacity to ensure continued effective and efficient wastewater treatment and biosolids handling to 2051... Because Guelph is for the most part already planned or already built, the options for future growth are limited. The three growth scenarios really differ on how much growth is directed to our already developed area versus our new urban areas, and how much growth is allocated to different housing types. Each scenario meets or exceeds the... targets [in *A Place to Grow*]. The main difference... is the mix of housing... currently single and semi-detached dwellings make up 52% of our housing supply, while only 22% is provided in apartments. The three growth scenarios... play with the amount of growth expected in low, medium, and high-density housing strive for a more balanced supply of housing... while still providing options across all of the housing types. The Growth Management Strategy will also recommend official policy updates and will include an urban structure which shows where growth will be directed. In April we also released this proposed urban structure, which shows strategic growth areas throughout the city... The three growth scenarios look different based on how much is based on our already developed areas or on our less developed areas... [with the] main difference is the mix of housing.” Natalie provided maps and images of the proposed growth scenarios.

Discussion

Bob opened the space for questions from the participants.

Over the chat, a participant asked, “can someone address the assimilative capacity of **the Speed River for treated sewage** which was previously identified as a constraint on growth?” Natalie answered and said, “[we] are City Planners not engineers but we do work collaboratively with [them]... there is a separate master plan process... which is the Wastewater Treatment and Biosolids Master Plan... we are looking at how we can manage the treatment of our bio solids... and the last time we did an official plan conformity exercise... [in] 2006, the assimilative capacity of our rivers was a concern. This time around

technology advances have been made and because of that we have confirmed... that we do have the capacity to ensure that the waste is dealt with appropriately."

Over the chat, a participant asked, "How far back does our **cultural heritage** go?" Melissa said, "in the policy statement... doesn't give a timeframe on that. It is defined by the PPS... short answer [is that it] does not have a timeframe." Bob said, "Indigenous people should inform on what concerns we have about cultural heritage... what is that narrative and how do we influence how we protect it."

Over the chat, a participant said, "[I] was wondering about a new **healing centre or a house** near downtown-and also **housing for Métis/First Nations and Inuit Peoples?**" Bob said, "we need to recognize the needs ... and housing need is a very important one for the community." Melissa said, "the provincial policy statement doesn't give direction for specific housing for specific groups... rather for all residents... doesn't get into providing it for any specific group... we are looking at increasing housing in the downtown... we can't address necessarily through the broader planning framework... specific housing types for specific end users."

Over the chat, a participant asked, "What might the Niska lands look like in the future?"

A participant said, "one of the things in building something like a house... is also to **include places where our community can get mental health help**... because we need to have a place for our Elders can be and where the community can meet, and the biggest thing is to have a meeting place... our communities are all about being together, so having **a place to meet** would be essential for our wellbeing." Bob said, "the association for place and Indigenous... we are part of that land, the land is a part of us. We are part of that place... you having that place is part of our wellness [and] healing."

Over the chat, a participant asked, "How is **housing affordability** being addressed, **rental supply** and so on?" A participant commented, "There was a question that was put into the chat... how is housing affordability being addressed, and rental supply and so on? I think that we have seen in the city of Guelph that our housing market has increased very rapidly in terms of the average housing price..." Melissa replied, "the responsibilities are split between the county and the city, so the county is responsible for non-market rental housing... anything that is social or subsidized... In terms of the city, we do have an affordable housing strategy we have a strategy that looks at increasing supply of both rental and ownership housing that is affordable. For rental supply, we do have targets... and we encourage developers to be providing affordable housing... We have an incentives program... The one area we struggle with is the rental market. We have seen quite a bit of construction in terms of rentals over the past few years... unfortunately they are higher end market housing... which frees up units throughout the system... so affordability is being addressed by the city through our strategy... and we are looking to developers for that supply." Bob said, "I think that's an important factor when it comes to growth... Indigenous peoples [need] that spectrum of housing for Indigenous folks... the need for affordable housing, rental housing... [and] deeply affordable housing."

Bob acknowledged the question about the **Niska Lands** raised by a participant in the chat. Melissa said, "the majority of the Niska lands... are owned by the Grand River Conservation Authority. They are designated as open space natural heritage system in our official plan so they are intended to be protected for the long term. The Grand River Conservation Authority also owns lands along Niska on the south side that are designated for residential uses... the

authority is looking at what the future of those lands might be ... right now it is an agricultural field... the land area that was the former Courtright Water Fell Park is protected by the natural heritage system."

Over the chat, a participant said, "Altus Group presented to our Guelph & District Home Builders' Association on the housing market and it's a great report. Unfortunately, it's not improving with the supply issues, obstacles with permit approvals, and incentives aren't great for builders to build **affordable housing**, to be honest. Once the Feds open up immigration again, housing supply will be even worse."

A participant "follow[ed] up on the **Niska lands**... some discussion with the Guelph hiking trail club about access to those lands... could be an area where **medicinal plants** could be **harvested** by the local community if we had access to those lands... so I just want to put that out there as something that should be thought of and considered." Bob said, "harvesting and the right to harvest on the lands... this is one of the things I will challenge the city is to decolonize our planning, when we're talking about growth... inward growth... also means we need to **allow Indigenous people to practice their rights** to have land access to do that important work."

A participant said, regarding "to follow up on housing... know the city is doing a lot of work on **homelessness**... and I'm wondering how that work might affect it, and that that might influence what is in the revised official plan?" Melissa said, "we will be following the Mayor's task force and if there are recommendations for policy for land use for homelessness that would be something we would be looking to update in our housing policies."

A participant said, "I am the CEO for Anishinaabe Outreach, we have a centre of healing located in Kitchener and we have an office in Guelph. When I looked at a lot of the summary documents that you presented... they seem almost completely bereft with anything to do with Indigenousness... they are **incredibly colonial in nature** and as a consequence, if I'm looking at a twenty-year plan... in twenty years, you can move the needle on things, and if you're not putting Indigenous priorities [in the] front, fifteen years from now we are going to be exactly where we are today. I seldom talk in terms of this... I think we need to change our paradigm and look at things differently when we're looking at planning... even that culture question... **whose culture** are we trying to actually maintain? The last one hundred years of colonial culture or the last ten thousand of years of Indigenous culture. To me it's an opportunity to actually do things... with all the land... I was looking at building a centre of [Indigenous] healing in the Guelph area and try to create a partnership... along with affordable housing for Indigenous people... but that's a separate project... I think we need to look at things differently." Bob said, that is "such an important thing we need to start looking at decolonizing processes and to ensure that our people are a part of these things... starts with a conversation... but we need, as the mayor said, to show that those things are being followed up on." A participant said, "it is beyond decolonizing as a process... it needs to be **prioritized**... or this will never get done... you need to **embed it into every single policy and every single process** that we put forward... especially planning processes that have a twenty-five- or fifty-year time horizon... in fifty years we can change the world." A participant said, "I agree with him" over the chat.

A participant said, "as an Indigenous youth in the city... I think for me, one of the priorities I want to see for growth is **housing**. Of all the youth I know in this city... most live with our parents or are homeless... I'm very lucky and I have the support of my family and I'm able to live on my own... most of my friends I see that are Indigenous are homeless on their own

lands and for me because I work with homeless populations as my full-time job now... all of my friends seem to be on the streets. At the same time, I'm seeing these giant housing developments of unsustainable housing... I've been living in Guelph since 2007, and all I see is luxury condos going up and not affordable... I can walk downtown Guelph and tell you who just moved here from Toronto and who has lived here a long time... the people who are coming to the city with money are not Indigenous... the Indigenous people are **becoming homeless**... I don't know what the city can do... but where is all this development, and Guelph being open for business or whatever the mayor says...frankly, I don't want to see an amazon warehouse like Cam Guthrie was trying to bring in... I want to see Indigenous people off the streets. We've just seen our first supportive housing thing, and some of my friends have gone into that... and I'm so happy for them that after years now that they are getting something. I really think the lack of housing and affordability... If it wasn't for my family... I would be living in a tiny one-bedroom with my mom right now or whatever terrible student housing I can find for cheap... because that's all there is in Guelph for people who don't have money for luxury condos... I just came out of a month-long situation of trying to find housing... this city is insane for what the prices are... I know there is only so much a municipality can do... but I think if there is any growth to be had there has to be the **availability to actually live in this City**... everyone I know is moving. I'm probably the last of my generation graduating from high school... everyone is leaving because no one can live here anymore. Apart from that, I think there's been a lot of talk about wanting to bring Indigenous people into this and that and the other thing... These are my perspectives as a young person... I see the city spending what I can assume to be a lot of money on rubber paint for all the walls downtown to curb graffiti and paying for murals from artist way out of town... representing us as a deer next to John Galt... I think about that and **I think about the treaty that allows Guelph to even exist... the waterways aren't even a part of that** treaty, and yet my friends who are homeless, get arrested for fires to stay warm on Indigenous land... we have to pay money to rent land, we have to ask the city to do anything... and the City gets to profit off the waterways, which is not a part of their treaty, I see the pollution of the waterways. I see so many things the city could be doing differently, and the city probably doesn't even realize... I think this is my last year in Guelph... it is so unsustainable and difficult to live here... it's like we are living in a bubble... where people don't have any understanding of where we are coming from as Indigenous people... I'm actually really glad for this kind of circle... I haven't seen anything like this before... unfortunately I won't be able to see more development in Guelph because it is kind of a bit too late... there has to be something done. These landlords are charging so much for so little... I want more open **acknowledgement of the treaties**. I want Guelph to be beyond land acknowledgements... what can they change? What names can be changed. Why do we have **John Galt Day**? Who cares about John Galt? There is no recognition... people in Guelph have no idea what the closest reserve is... **people have no idea of our existence**. The city is complacent in that and there hasn't been any true, impactful way where they say we are here on native land and we want to acknowledge that. Thank you, I've had a long day, so things are a bit jumbled."

Over the chat, a participant said, "he is right there are so many luxury condos going up [every]where, and luxury lofts, not any artists or musicians can afford to live in a loft-there is a loft on Huron Street near the ward. Maybe it could be **affordable lofts for artists and musicians**, etc.?"

Also, over the chat a participant said, "It is insane! Guelph can't solve it on its own, it needs to come from the **provincial and federal levels too**. You're right, we all need to do better... If your friends need jobs, please contact me, we are in a skilled trades crisis!"

A participant said, "When I was last in Toronto... around the sky dome... I saw around sixty luxury condos; I couldn't believe it... there were so many condos and no affordable housing... I see luxury loft condos... it used to be that when you were an artist... you could afford to live in a loft. Then the companies come in and buy all the lofts... and now they are charging one or two million dollars for a loft... I live in affordable housing, I'm in the Matrix Building, we have our problems, and we also have good things, but I don't see any more **affordable housing** being built... not just for the native community but the whole community... just stating a fact, we could use a lot more affordable housing."

Over the chat, a participant said, "I have to go again but I just wanted to say that piece. miigwetch for having this conversation :)"

Bob then asked the participants, "**what is your vision of the future for growth in Guelph?** From the Indigenous perspective, what are the key growth factors that should be considered?" He brought forward some of the priorities that had already been highlighted in the dialogue, including "**housing**" and "**heritage**" and ensuring that [the] cultural heritage incorporates our narrative and who we are." Over the chat, a participant said, "heritage for sure... housing, acknowledgement."

A participant said, "a number of people started talking about **culture** and indigenization and decolonization... glad to see Cara signed in... they have an indigenization strategy at the university (<https://indigenous.uoguelph.ca/>)... good place to have that kind of conversation... and thanks to the City of Guelph for doing this... what would an **indigenization strategy** for the city look like? We've got the sacred fire down in Royal City park (<https://guelph.ca/living/recreation/parks/sacred-fire/>)... work on Nokom's House at the arboretum at the University... lots of things we could think of that could be part of an Indigenization strategy for the city." Over the chat, a participant said, "I don't know really how much the city would be willing to do... the **treaty holders should be benefitting from the waters** as apart of the treaty."

Over the chat, a participant said, "I'm wondering if **there's space to do ceremonies, harvesting medicines**, etc. that's built into this plan for the Indigenous communities in Guelph?" Bob said, "I'm going to take this as a priority from you..."

A participant said, "I think it is hard to ask people to understand where we come from without **educating them more** because they don't realize...that the land, our culture, our traditions, our ceremonies are everything to us and **we have to have places** where we can do that... it is our whole being and it's the way we are going to move forward. So, I think **we have to meet more often** so they can understand where we are coming from."

Over the chat, a participant said, "and also-we had a healing program downtown at the GCHC but now we have **no healing centre program** at all, like another person said tonight, we as a native community needs a place to meet with each other. Our healing is very important, as is our language and culture. We need to come together and celebrate our spirituality." Over the chat, a participant said "oh the **hospitals** need work... you can't smudge in Guelph Central Hospital... the **police** also need a lot of work too... but the hospitals need a lot of **anti-racism training** and **better understanding** of us."

A participant said, "as far as growth... I agree with Stephen this needs to be a priority... something that's **on the agenda all the time every day** because he's right... it's not going to happen. It will just get pushed back further and further... There are a lot of people here tonight who can attest to that... we will be standing in exactly the same spot in fifteen, twenty years, thirty years... it's just a song that repeats itself, and repeats itself, and repeats itself. There should be **more visibility within the city**. I live in Cambridge, but I teach in Guelph, and one of the things I hear from my students... they don't see themselves anywhere. They see themselves nowhere. We do land acknowledgements... which are a great place to start but is it going further? Are these kinds of **conversations** where you're including the community happen on a regular basis? Is this planning to occur on an **ongoing basis** going forward? Is there anybody at the city who is Indigenous that the city is **paying for their knowledge** or their work? That would be something to really think about if it's not happening. Do you have an **advisory team** representing the different communities that make up Guelph... and are you **paying them** for all of their knowledge and their work that would go into it? It would be awesome whenever we go into any site that is historical... whether it's a walking trail or the John McCrae House that there is an addition that **shows that this is still treaty land**...so that more and more of the mainstream are being educated that this is treaty land, that **these people are still here**... the Anishinaabeg, the Mississaugas are still here, the Haudenosaunee are still here. When... I'm not going to ask I'm going to tell... that when the City of Guelph creates **ceremony spaces** for our communities that we don't have to pay for or complete mounds of red tape to get access... so *when* the city does that, because I have faith... with all of the communication, and some more transparency, and the education, they'll understand *why* these centres are being opened. The mainstream will understand why it is important that we have a **sacred fire site by the river**... so that when I do ceremony with my community, I don't have so many people staring and asking questions and taking photos... there will be more of an **education** as to why we are there as an **act of reciprocity**... that treaty side that has not been fulfilled..."

Bob said, "indigenizing... [and] what we talked about... how are First Nations, Métis and Inuit reflected in the City? How do we see ourselves in these processes?... that's an important part of growth, of planning and of moving forward. And the importance of space... of Anishinaabe place or Haudenosaunee place... a place where you can make your offerings, to make that sacred fire [that is] a safe place..."

A participant said, "I am a retiree from the University of Waterloo and on a committee now for the university to do exactly what you're asking... and the university is really committed to changing a lot of things that will involve making the Aboriginal community feel welcome and at home and I think [the University of] Guelph is doing that too... **maybe the city and the university can exchange some ideas**." Bob said, "that's a great suggestion. Maybe we will bring that up to the community planning group... I want to acknowledge conversations I've been having... when it comes to the work of planners, the city, whether it be policy work or decision-making... it is important that the Indigenous community [including] the twenty-five people we have here tonight... see themselves in this work moving forward... whatever form that is it is not for us to decide as facilitators or the city, but it has to come from the community."

A participant said, "about the **hospital**... these days I'm a helper... oshkaabewis... I was asked to do some healing... to be a helper in the hospital, and I was asked to support... and they **wouldn't allow us to smudge**. She really needed those medicines burning to help

her, ground herself in mind, body, and spirit, and we weren't even able to go to the chapel and smudge... it kind of hurt a bit."

Bob said, "again I am hearing that **indigenizing planning**, if I don't have the right term, that was a term that was suggested, but for lack of a better term... indigenizing planning, indigenizing the city... that seems to be bubbling to the top as well as **housing**."

A participant said, "there are **50,000 Indigenous people living in the two regions**... I do service in both areas... and that's a massive number of Indigenous people. (Comment from a participant: The 2016 census counts approx. 2300 Indigenous people in the Guelph CMA and approx. 9000 in Waterloo Region. There are likely approx. 50,000 in southwest Ontario). They also have very high birth rates so probably the fastest growing population also. And, when I was driving around today in Guelph, I didn't see anything other than a normal southwestern Ontario city... if I was looking for anything Indigenous, it certainly didn't stand out, and I understand that Indigenous Health and Healing and Wellness I think they're called moved from the CHC to... I think they're in Cambridge now actually... but I think they still do service in that area... when I look at the outcomes of healing, I believe the CHC indicated that 50% of the homeless population is Indigenous...and 30% incarcerated are Indigenous... and when I look at children in care it's somewhere between 65% and 75% children in care are Indigenous, depending on what area you're in... When there is no reserve... [there are] fewer services... the dropout rate is 500% [higher]... those are facts. And those are **things that we need to mitigate or ameliorate**, and I think you do that through a planning process. I'm **not trying to indigenize** something... I don't think that's actually the right idea. When I look at reconciliation, people think that means 'action items'; it doesn't. It means **justice and healing**... and of the two, justice is less important because it's looking behind you and places you in the past... healing is the important..

Reconciliation is actually a partnership... it is a contract between Indigenous and non-Indigenous people... It's 500 years of going not the right way and we need to change that paradigm and start considering Indigenous people... I don't want to say Indigenous people first but in reality, **it is Indigenous people first** until we've made up some lost ground... I'm not looking at doing something for someone, I don't think that's the right answer... the answer is actually partnership... rather than having the city saying I want to do this for you... that will never work, it is **let's do it together**... let's solve the problem together... if we don't do that... it will never move anyway." Bob said, "that is beautifully said... it is about partnership... it's about moving the spectrum from just engagement, which is required under a provincial policy statement, to something a bit more... actually collaboration which is something I talk about... but **partnership** is an even stronger way to look at things."

Over the chat, Bob said, "Further comments/questions?"

<https://www.haveyoursay.guelph.ca>" Bob said, "if you wake up in the middle of the night and you have additional comments, please send an email directly to the city plan2051@guelph.ca."

Over the chat, a participant said, "I would like to see **safe space** and **safety for our people**. Recognizing that today is May 5th... a day to remember **murder and missing Indigenous women**. As we see growth in the city, and we need to recognize and protect our sisters." Bob replied, "Sincere reminder to us all. Thanks so much."

A participant said, I have a "comment in terms of **historical context**... we have to go back to the foundation of some of the things that people have been working on for a long time... the Hauge in the 70's and I remember Elders I had worked with had gone to the Hauge to

bring forward the whole concept of UNDRIP articles... I wanted to make a reference to Article 26, the rights to culture, identity, language, land, employment, practices... those things are quite holistically included in these kinds of documents... When we are looking at having a relationship with a municipality or the City of Guelph, [the city has not] even looked at what development means... the **Haudenosaunee** just sent out a request that there is a **moratorium on development on the Haldimand Tract treaty land**... what does that mean? Is it going to be adhered [to] or will it fall on deaf ears and to be lip service? If we look at the Haldimand Tract, I know that the traditional government has the Haudenosaunee Development Corporation in place, and they have included the government in that whole process... In terms of **land acknowledgments**... the land acknowledgment is not just something that we make as an address, it is not a protocol, it is an **action** that recognizes and acknowledges that there has been a historical process in place... The other thing I wanted to acknowledge is the Murdered and Missing Indigenous Women and Girls... today is one of their celebrations... those kinds of unsolved issues will holistically be some of the issues [...and] this work that we are trying to do... in the same way as we are looking at what development should be in the future... I've lived here for forty-five years and this is the first time that the city of Guelph has done this work... I appreciate your efforts... I think the thing is for me I don't have that same investment in terms of looking at what the changes are going to be that are going to affect my children, my grandchildren, and my great grandchildren... Someone thought about us in the process. Have these **agreements been upheld**, and have they actually been taken seriously and **implemented in practice** over history? We all know the answer is no ... and is something we have to look at in terms of the systemic changes we have to make... [Will] there be future meetings, regarding this particular topic of development? Are we going to be informed? Are these topics going to be guided through the city?"

Bob said, "miigwetch for so many reminders of the treaty. And I want to also acknowledge your words that today... we acknowledge Missing and Murdered Indigenous Women and Girls" asked everyone to put the tobacco down for the stolen sisters, "and that's why we wear red on this day..." A participant said, "my mother and her sister Edna went missing and murdered... when I was in foster care... and when I first found out it was a shock to my system, but I'm healing and I'm getting better... but I had to wear red today to honour those women."

Over the chat, a participant shared a website to learn about the treaty: <http://mncfn.ca/treaty3/> and said, "If the City of Guelph would like any presentations on MCFN History or Treaties - specifically the Between the Lakes Treaty No. 3 (1792) I'd be pleased to set that up."

Over the chat, a participant said, "It might be helpful to have staff from the Diversity team to be a part of these conversations to gain experience in working with us."

Bob said, "we are going to have follow up discussions, we are going to bring you further information, to share with you what we heard, and hopefully how that's reflected in the work that the city's going to do" and committed to share the record of the dialogue tonight and offered his commitment to invite all the participants to future meetings and events.

A participant said, "can we add **more time on to the meeting**, so we have an opportunity to go around the circle and introduce ourselves? I'm in a new role here... and would love to know everyone here... So maybe next time we could tack on thirty minutes to do that." Bob

said, "we are definitely going to do that next time, I promise you. That is my commitment to you."

Bob said, "I spoke before everyone came on and I talked about the important of our teaching of humility and that we are here... and advised even when the mayor was on, we are here to listen... sometimes you don't need to respond sometimes you need to just take it in... tonight was about listening... kindness, that respect and space that is being offered. Over the chat, a participant said, "Next time, it **would be better if he stayed to listen...the mayor.**" A participant echoed, "Agreed."

Krista said, "on behalf of the city we do want to thank you... I do want to share that the city planners do feel responsibility for this land that we live and work on... I am really glad to have had this conversation tonight and listen to your input... I hope it is the beginning of the conversation with the city and the planning department. We have a lot of decisions to make in the coming months, how and where we will grow, how do we meet the needs of all in our community, how we plan for the future including land and space, affordable housing, acknowledgment... by doing this together we will make a better city. We do know we make better decisions if we listen and respect the input that is given. Thank you for your input and sharing with us... and we do look forward to continued conversations..."

Over the chat, Krista said, "thanks - I did meet with Darrin this week and history lesson as Bob mentioned."

Bob said, "my sincere chi miigwetchawendam kina... I hope you will start to see your voice in the process in a good way, because we do want to do this in a good way and a kind way and make sure we are being meaningful and effective as well..."

The elder in attendance closed the meeting in a good way and said "I just wanted to say that when we started the circle in the beginning, we talked about inviting our relatives to come and see what we are doing and to listen to what we are going to be talking about and we also acknowledged the four directions and all of those helpers... it worked... because we heard some very special, personal opinions and points that needed to be made... one of our young people was able to speak for a whole generation of people... who myself as a Grandmother... we are thinking of them in the future, we are thinking of them walking in our footsteps and what kind of world are we going to make for them... what kind of tracks are we doing to leave for them. Thank you... creating these safe places has to do with our ability to work together, as Stephen says, in **partnership to actually start a relationship.** Miigwetch." She offered closing words in Anishinaabemowin.

Over the chat, a participant said, "Chi Miigwech Bob, Chi Miigwech kina waya. Baa maa pii."

Appendix E – Emailed submissions

Introduction

The Shaping Guelph project team received one email from the public during the Official Plan Policy Paper engagement period. The email submitted focused on the following themes:

Regarding the proposed apartment buildings on Willow West Mall parking lot

- There should be sufficient green space and vegetation to filter air pollution from cars and provide a barrier against traffic noise.
- Provide enough parking for local residents, visitors and health care workers.
- Safety concerns if the apartment only has one exit with no back door or balcony.

Housing and parking

- Reduced visitor parking at apartment buildings has created problems for visitors and personal support workers.
- Road parking does not work well in winter as the City plows snow off the road to the sides.
- Providing a parking spot for each unit in multi-unit dwellings is necessary.

Bicycle Transportation

- It is not safe to bike on the roads in Guelph and suggest using separate bike lanes to ensure cyclist safety.