

Special City Council Meeting Agenda

Consolidated as of June 8, 2018



Thursday, June 14, 2018 – 6:00 p.m.

Council Chambers, Guelph City Hall, 1 Carden Street

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

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

Changes to the original agenda have been highlighted.

Open Meeting – 6:00 p.m.

Disclosure of Pecuniary Interest and General Nature Thereof

**IDE-2018.77 Clair-Maltby Secondary Plan Phase Two Report and
Recommended Preferred Community Structure Plan**

Presentation:

Stacey Laughlin, Senior Policy Planner (presentation)

Delegation:

Jordana Ross, Options for Homes

Susan Watson (presentation)

Levon Saghdjian

Susan Ratcliffe (presentation)

Barbara Mann

Mike Marcolongo, on behalf of the Foundation for the Support of International Medical Training Inc.

Dominique O'Rourke

Cynthia Bragg

Robin-Lee Norris, on behalf of 1077955 Ontario Inc.

Robert Case, on behalf of Wellington Water Watchers

Samantha Lamont

Janet Nairn

Robert Pavlis

Mary Hughes

Ben Perry

Trenton D. Johnson, Miller Thomson LLP

Anton Lamers

Hugh Handy, GSP Group Inc.

Lise Burcher

Valerie Wyatt, Nature Guelph

Correspondence:

Sandra McCormick
Astrid Clos, Astrid J. Clos Planning Consultants
Valerie Wyatt, Nature Guelph
Township of Puslinch Council
John Prescott and Cathy Prescott
Trenton D. Johnson, Miller Thomson LLP
Hugh Handy, GSP Group Inc.
Lise Burcher
Ted Michalos, Families for Rolling Hills
Petition with 130 signatures
Patti Maurice
Lynn and Harlene Bartlett
Bryan Wyatt
Gay Hamilton
Byron Murray
Linda Craig
Carol J. Koenig
Tess Sprawson
Celia Gibbs
Judith Bell
Miriam Oudejans
Abigail Wiesner

Recommendation:

That the following be referred to the June 25, 2018 Council meeting for consideration:

1. That the boundary of the Clair-Maltby Secondary Plan be modified to remove the Built-up Area lands, including the Rolling Hills area, from this secondary planning process.
2. That the Clair-Maltby Secondary Plan Preferred Community Structure, included as Attachment 1, be approved as the basis for detailed technical analysis, numerical modeling and the development of draft policies and draft land use schedule throughout Phase 3 of the project as outlined in report IDE-2018-77.

Adjournment

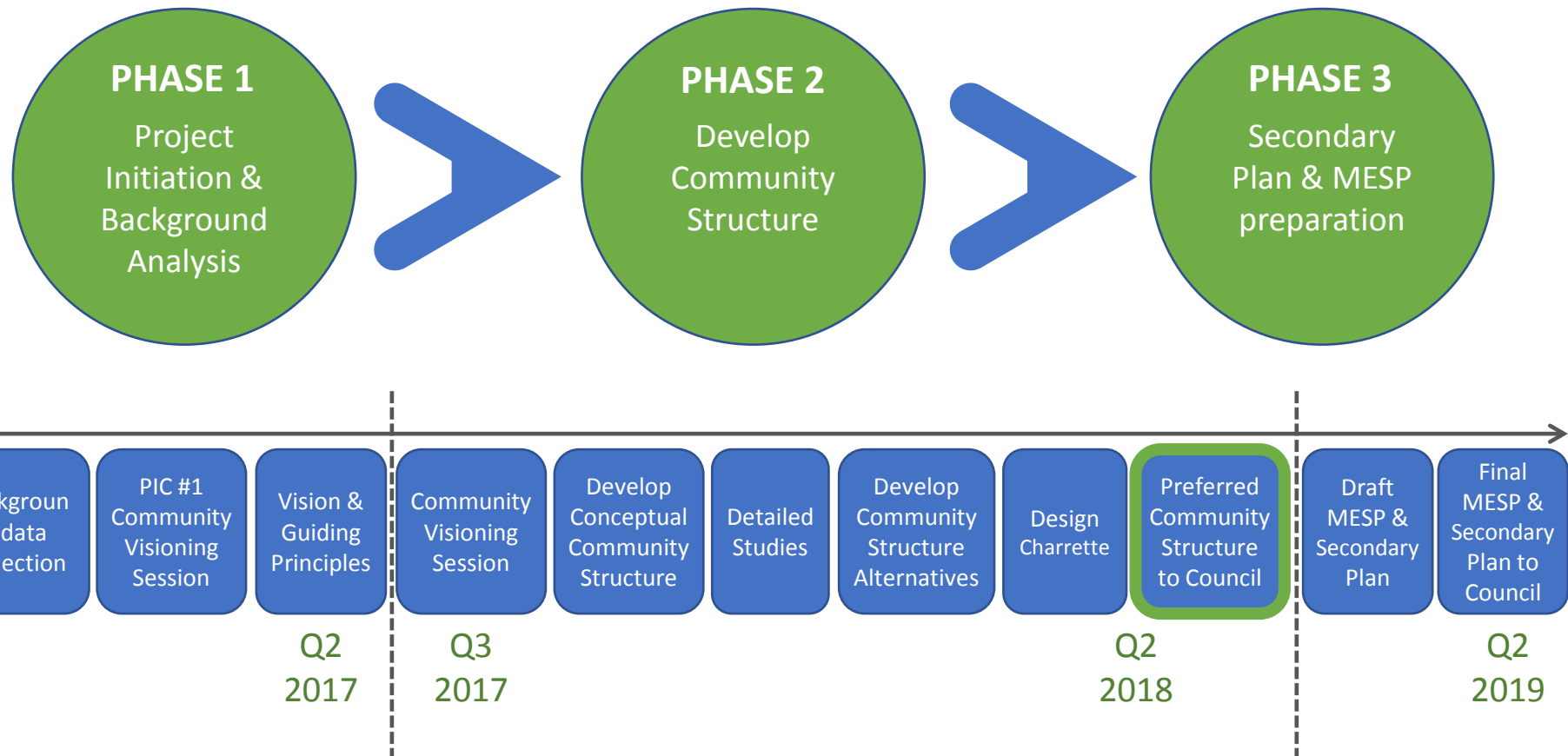


Clair-Maltby Secondary Plan

Transform. Connect. Community.

Council Meeting
June 14, 2018

The Secondary Plan Process



CMSP & MESP Phase 2 Overview

Continuation of ongoing environmental monitoring and characterization – including :

- ground and surface water modelling (totalling 3 years when complete)
- natural heritage monitoring (aquatic and terrestrial)
- Year 2 Monitoring Report
- Characterization Report

Development and Approval of the Conceptual Community Structure (CCS)

Commencement of technical studies based on the CCS

CMSP & MESP Phase 2 Overview

Development of three Community Structure Alternatives

Project updates and/or meetings with:

- Community Working Group and Technical Advisory Group
- Environmental Advisory Committee & River Systems Advisory Committee (March 2018)
- Township of Puslinch Council (Aug 2017 & Feb 2018)

Council Workshop (March 2018)

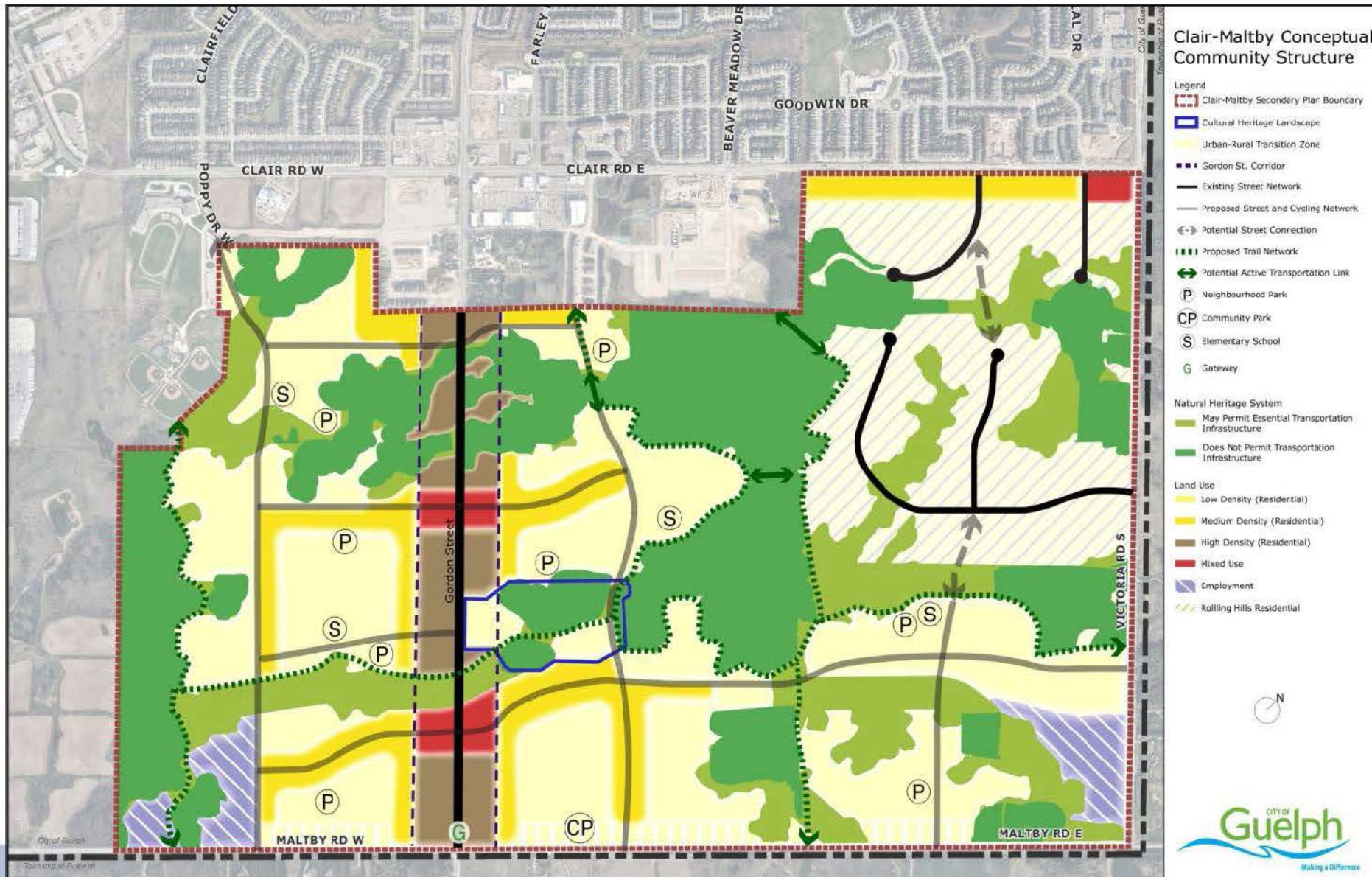
Planning and Design Charrette (April 2018)

Extended Engagement for the Built-up Area lands
(May 2018)

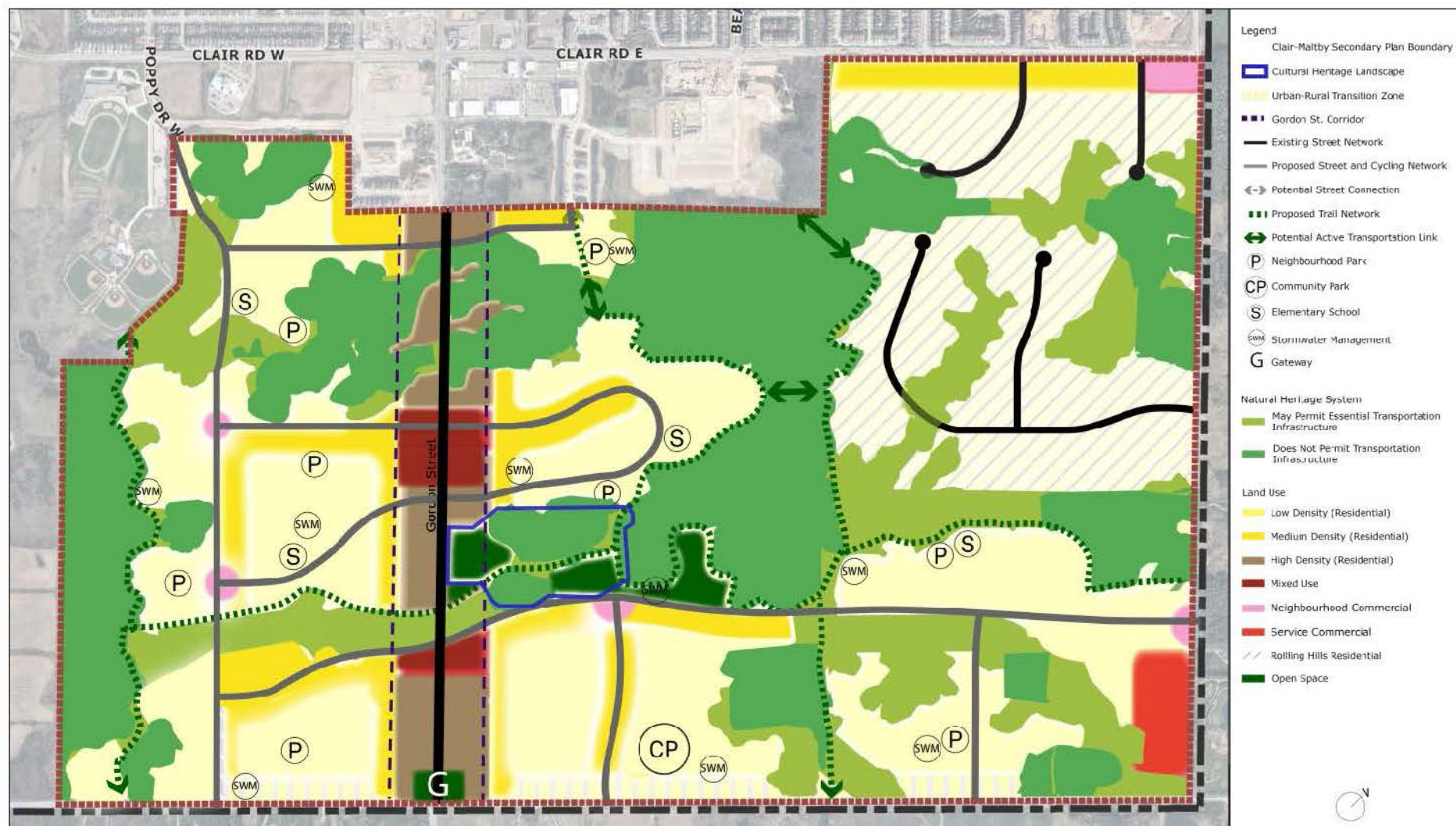
Environmental Work

- CMSP process is iterative whereby the Community Structure evolves in conjunction with (a) new technical information and (b) input from stakeholders and the public
- Both the Community Structure Alternatives and the Preferred Community Structure have been developed with:
 - Technical input from experts in hydrogeology, hydrology, landform, natural heritage, servicing
 - Input from advisory groups, stakeholders and the community
- The Preferred Community Structure will be refined over the next year with additional input from these same sources over 2018

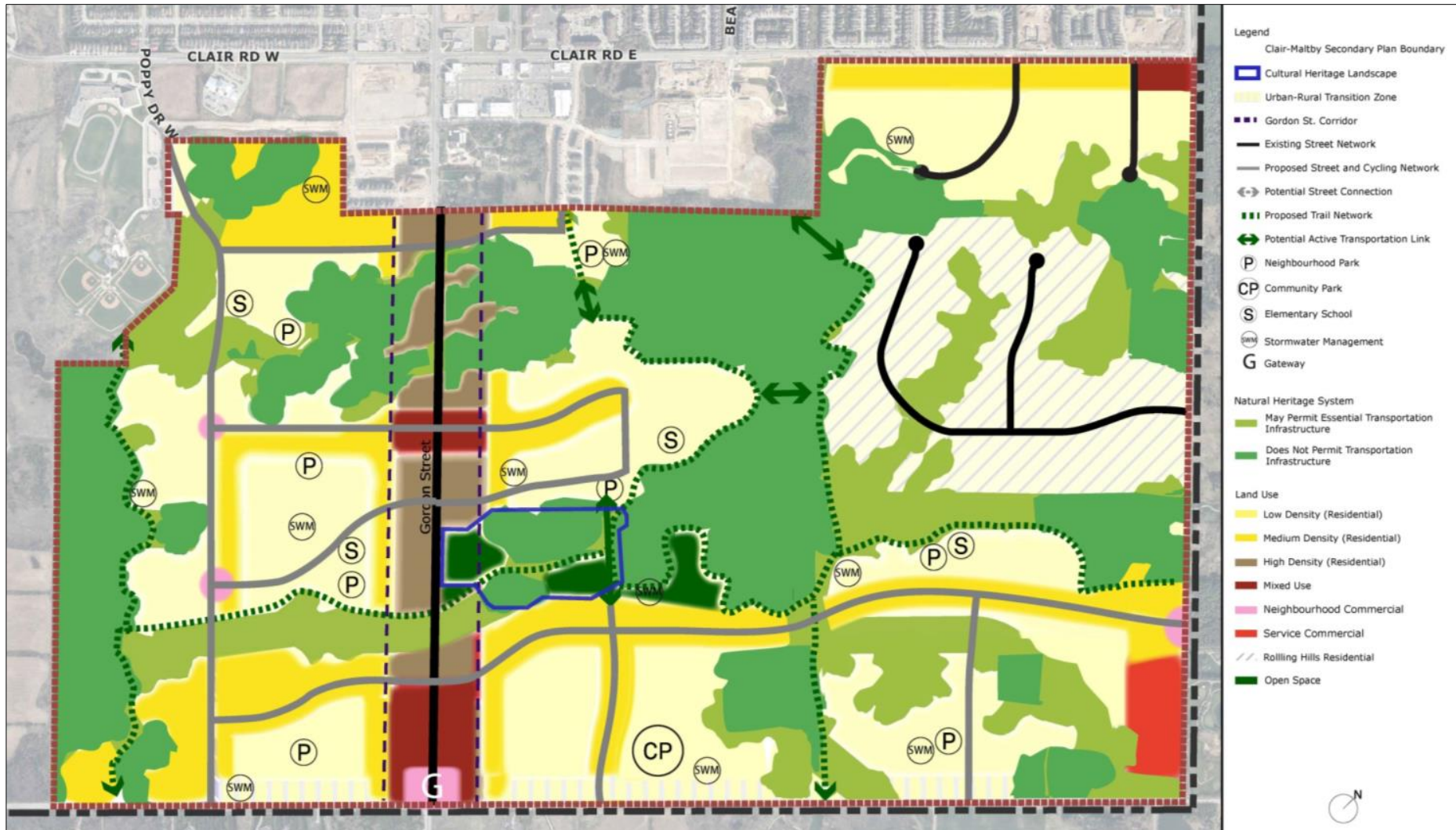
Conceptual Community Structure



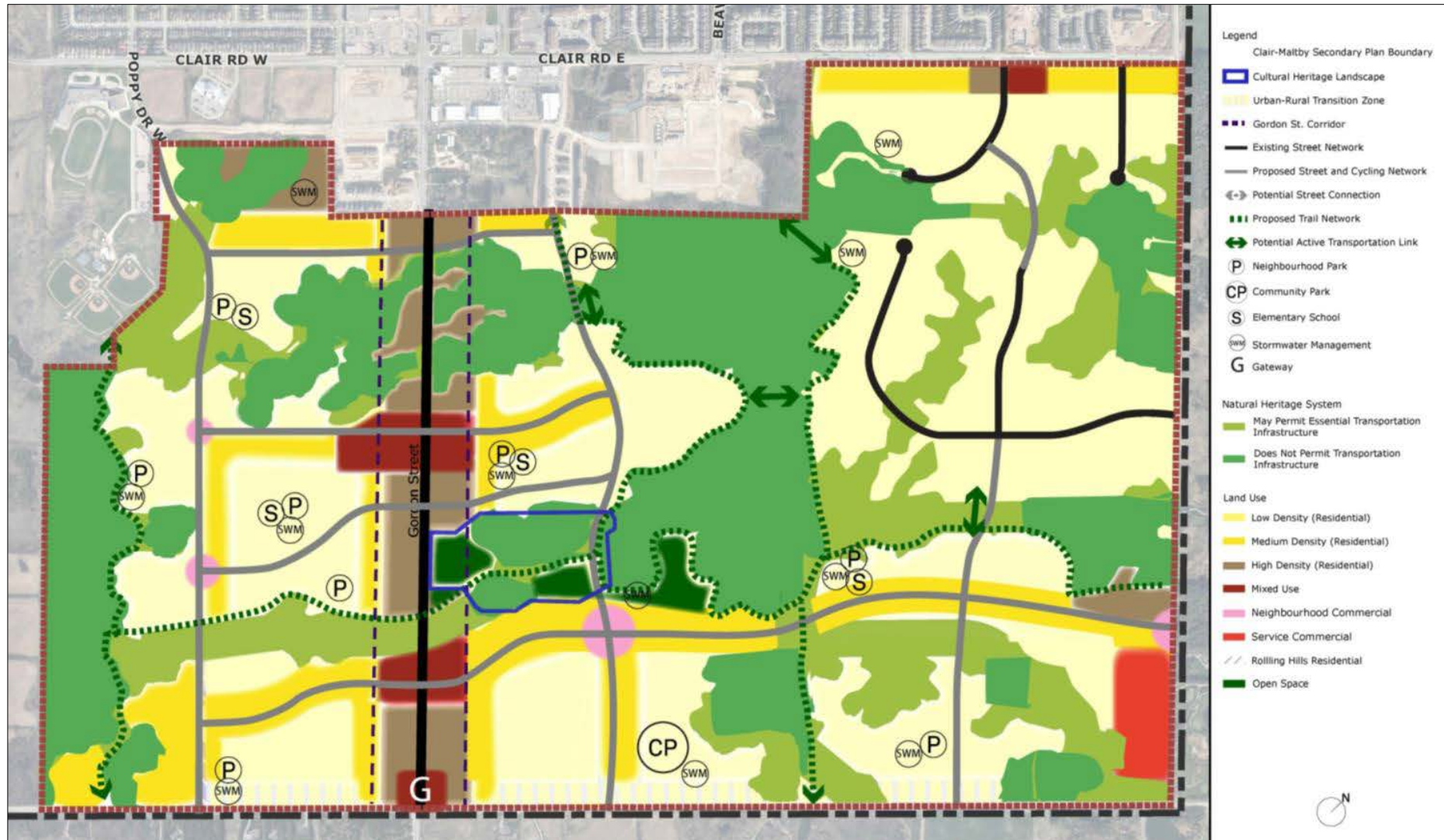
Alternative 1: Featuring the Green



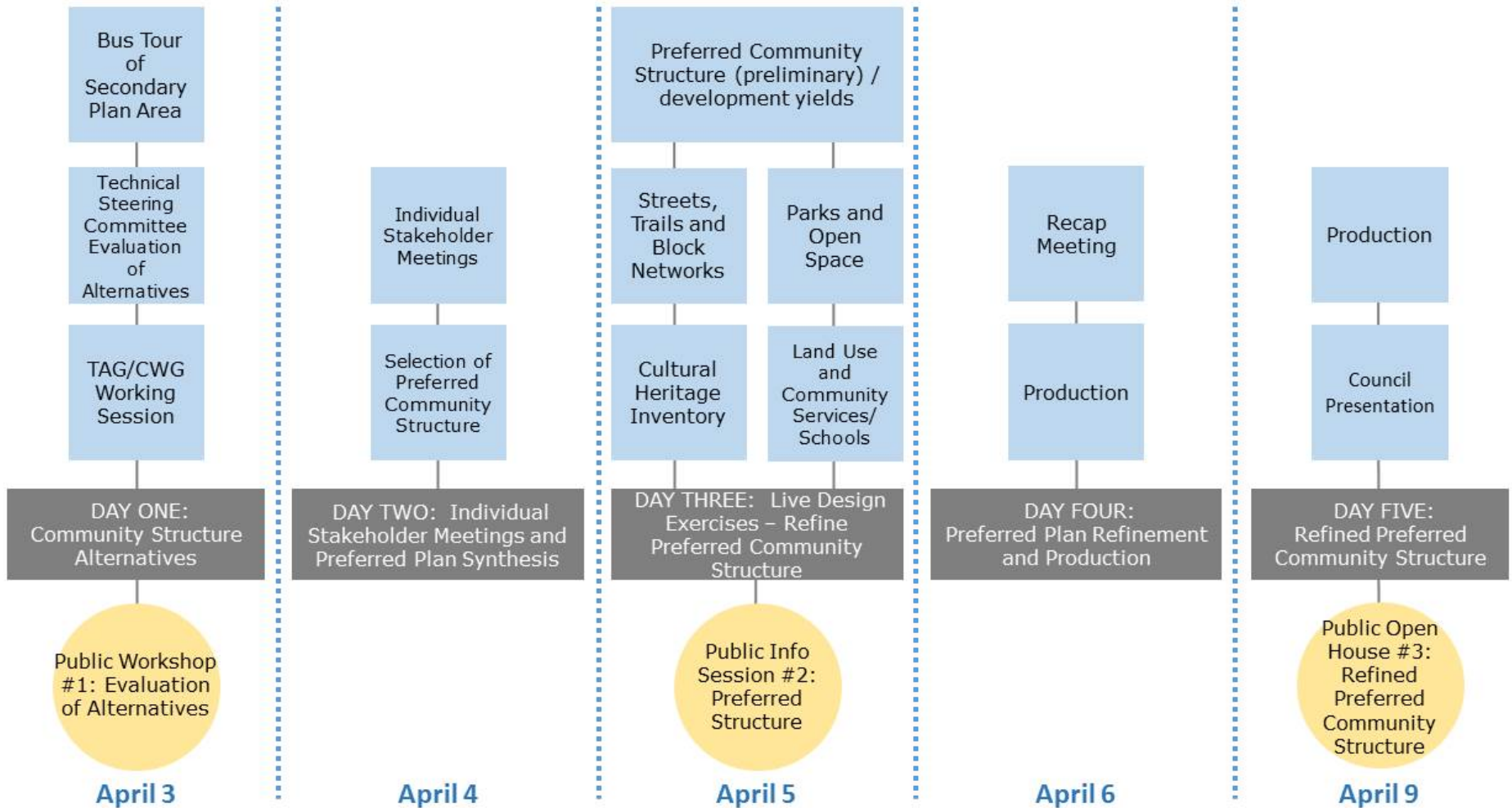
Alternative 2: Focus on Community & Services



Alternative 3: Connected and Urban



Design Charrette Overview



Preliminary Preferred Community Structure

April 9, 2018

Clair-Maltby Preliminary Preferred Concept

Legend

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



Streets and Trails

-  Existing Street Network
-  Proposed Street and Cycling Network
-  Future Street Connection
-  Road Link Assessment Area
-  Proposed Trail Network
-  Potential Active Transportation Link

Parks, Schools, and Features

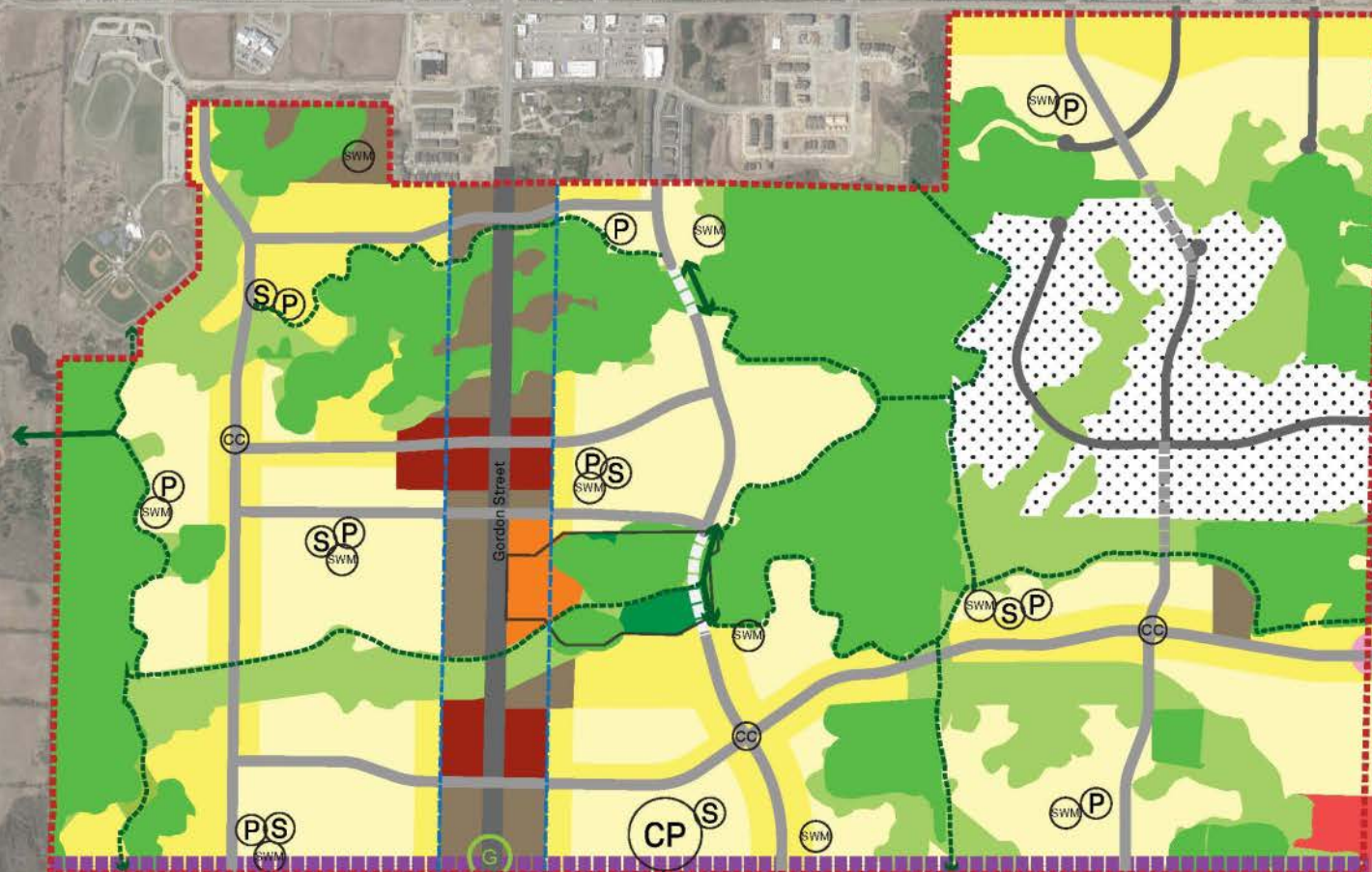
-  Neighbourhood Park
-  Community Park
-  Elementary School
-  Stormwater Infiltration Areas
-  Convenience Commercial Area
-  Gateway

Natural Heritage System

-  May Permit Essential Transportation Infrastructure
-  Does Not Permit Transportation Infrastructure

Land Use

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



Modifications

- Boundary of the secondary plan area modified
- North-south collector road through the NHS and CHL (east side of Gordon) removed based on results of transportation modelling
- Shift of the high density residential in the southeast corner of the secondary plan area
- Display existing cultural heritage resources
- Display existing wetlands (MNRF 2017)

Preferred Community Structure

June 14, 2018

Clair-Maltby
Preferred Community
Structure
May 24 2018

Legend

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

Streets and Trails

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

Parks, Schools, and Features

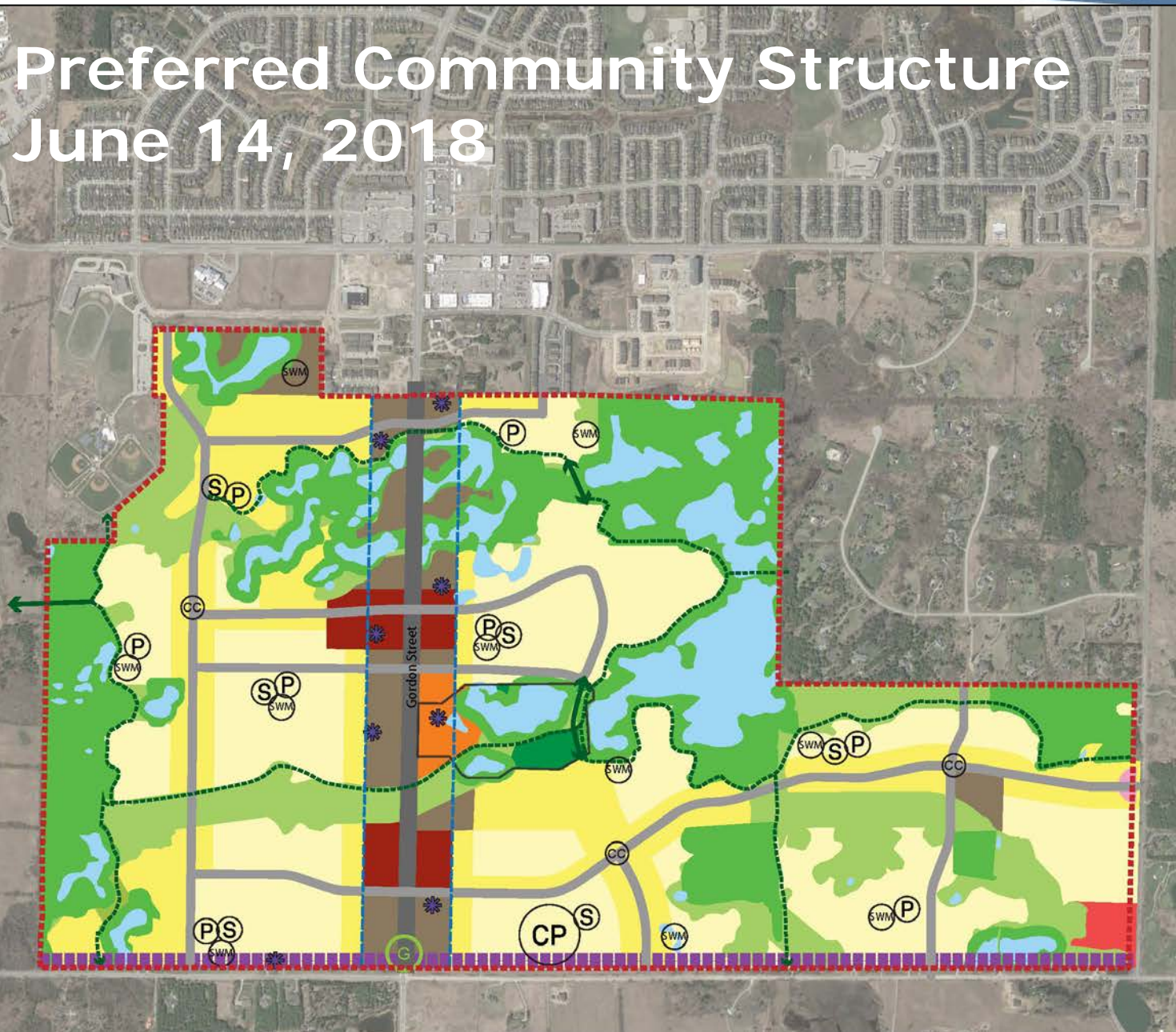
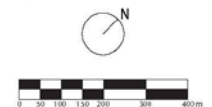
-  Neighbourhood Park
-  Community Park
-  Elementary School
-  Stormwater Infiltration Areas
-  Convenience Commercial Area
-  Gateway
-  Cultural Heritage Resource

Natural Heritage System

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

Land Use

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



Next Steps

Phase 3 (Q3 2018 – Q2 2019)

- Detailed technical work including modelling and analysis
- Policy development
- Community Engagement

CEIS

- continue monitoring
- assess impacts based on preferred community structure
- develop mitigation and restoration recommendations
- finalize CEIS as a whole

Water, Wastewater, SWM

- Develop and evaluate alternative solutions
- Create or update models for study area
- Recommend preferred options and prepare MESP project file

Fiscal Impact Assessment

- Prepare fiscal impact model based on the preferred community structure

Next Steps

Phase 3 (Q3 2018 – Q2 2019)

Mobility

- Complete technical studies based on preferred community structure
- Finalize mobility network planning study
- Finalize traffic impact study

Energy & Other Utilities

- Evaluate the MESP alternatives which are based on the preferred community structure
- Prepare final report

Secondary Plan

- Prepare draft secondary plan including policies and land use plan based on the preferred community structure as refined by the results of the technical input
- Undertake further community engagement
- Prepare a final secondary plan



Recommendation

That the following be referred to the June 25, 2018 Council meeting for consideration:

1. That the boundary of the Clair-Maltby Secondary Plan be modified to remove the Built-up Area lands, including the Rolling Hills area, from this secondary planning process; and,
2. That the Clair-Maltby Secondary Plan Preferred Community Structure, included as Attachment 1, be approved as the basis for detailed technical analysis, numerical modeling and the development of draft policies and draft land use schedule throughout Phase 3 of the project as outlined in report IDE-2018-77.

Clair-Maltby Secondary Plan

Parkland planning

Estimated population range

▶ 15,000 – 25,000 people

City of Guelph Official Plan policies

Neighbourhood open space

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

City wide open space

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

Regional open space

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

Official Plan requirements

- ▶ 3.3 hectares/ 1000 population – neighbourhood and City-wide space
- minimum requirement

Encouraged

- ▶ 5.5 hectares/ 1000 population – regional open space

Total

- ▶ 8.8 hectares/ 1000 population

OP requirements for Clair-Maltby

Population projection: 15,000 people

- ▶ 49.5 ha *minimum* neighbourhood and community parkland requirement
- ▶ 82.5 ha of regional open space to be encouraged

Population projection: 25,000 people

- ▶ 82.5 ha *minimum* neighbourhood and community parkland requirement
- ▶ 137.5 ha of regional open space to be encouraged

What is the area of current projected parkland for Clair-Maltby?

- ▶ Maximum population of 25,000 should be used to calculated parkland required
- ▶ Almost impossible to add parkland after development has taken place.

Staff recommendation p. 14

- ▶ *If the maximum amount of parkland is sought, it could become another development constraint, therefore, less than the maximum amount of Community Parkland space is proposed to assist in providing adequate recreation opportunities for this new community and the rest of the City, while still accommodating development in the area.*

Community Parks: p. 14

- ▶ *Community parks are typically designed to provide specialized recreation facilities for use by a wide segment of the population and serve more than one neighbourhood. The types of recreation facilities that may be developed within the proposed community park could include baseball diamond(s), soccer field(s), cricket pitch, etc.*

What is the current ratio of
parkland to population
for each category of park
city-wide in Guelph?

Value of proposed Marcolongo gift

- ▶ Land values in Clair-Maltby region range from \$300,000 per acre to \$600,000 per acre
- ▶ Proposed 30 acre gift to the Guelph community
- ▶ For real estate valuation: 15 acres of otherwise “developable” land (minus wetland & buffer)
- ▶ Potential cash value:

\$4.5 million - \$9 million

Parkland Dedication By-law update

- ▶ City needs to seek the maximum amount of land and cash-in-lieu allowed under the Planning Act
- ▶ Any delay of the By-law update has serious financial implications

“The city is committed to maintain, enhance and restore its Natural Heritage System - a commitment to ensure an environment first approach to ensure the integrity of the system is not compromised. . .”

City of Guelph, Natural Heritage Action

Plan





The City aims “to take the natural elements which we inherited from past generations, maintain them in good health today and bestow them to future generations.”

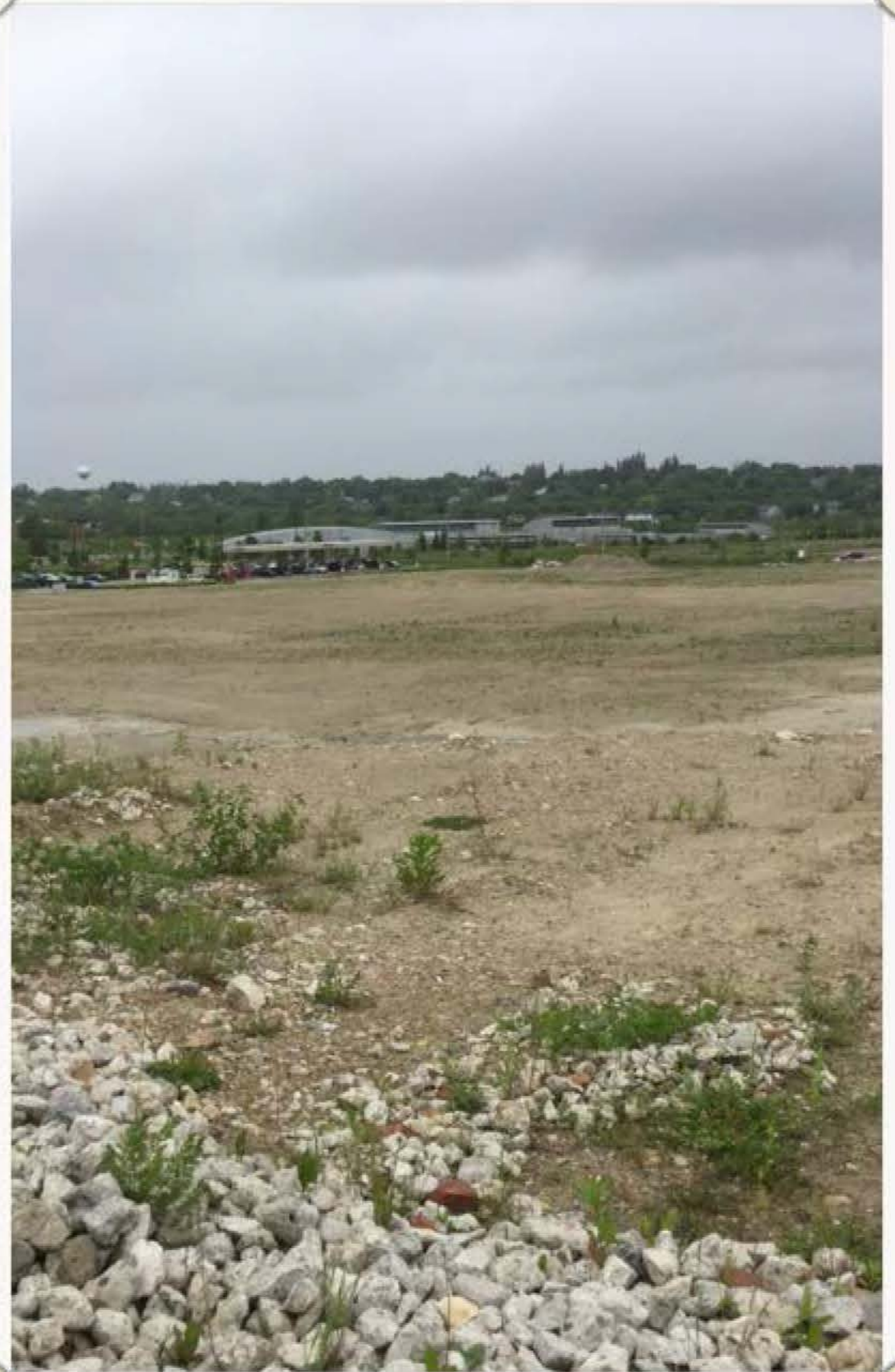
Natural Heritage Action Plan

The Planning act and related Provincial Policy Statement (PPS)

- 2(d) A provincial interest: the conservation of features of significant architectural, cultural, historical archaeological or scientific interest
- 2.6.1. Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- In addition, . . . significance is assigned a specific meaning according to the subject matter or policy context, such as wetlands or ecologically important areas.



PPS, oha,op ignored





March 2015 - 1700 trees removed for future development near Costco

Oct. 2015 - Hydro Clear Cut - hundreds of trees - "vegetation management"

July 2017 2000+ trees on Lafarge lands - for unspecified development,

November 2017 Ward condo - 700 trees - for development

May 2018 - 300 Water Street request to cut 190 cedar trees for development

June 2018 1881 Gordon Street -666 trees for development

$1700 + 2000 + 700 + 190 + 666 =$ plus "hundreds" in Hydro clear cut

5256 Lost Trees, plus hundred in Hydro clear cut

$\$700 = \$3,679,200$



Threats to designated wetlands - allowed



Springfield Golf Course (Thomasfield)

**Marcolongo
Farm**

Hall's Pond

Guelph Museums



**PLEASE - don't let the bull-dozers ruin
the last green spaces in our city.**

**“Environment first”, not
development first**

**recommit to your own
policies**

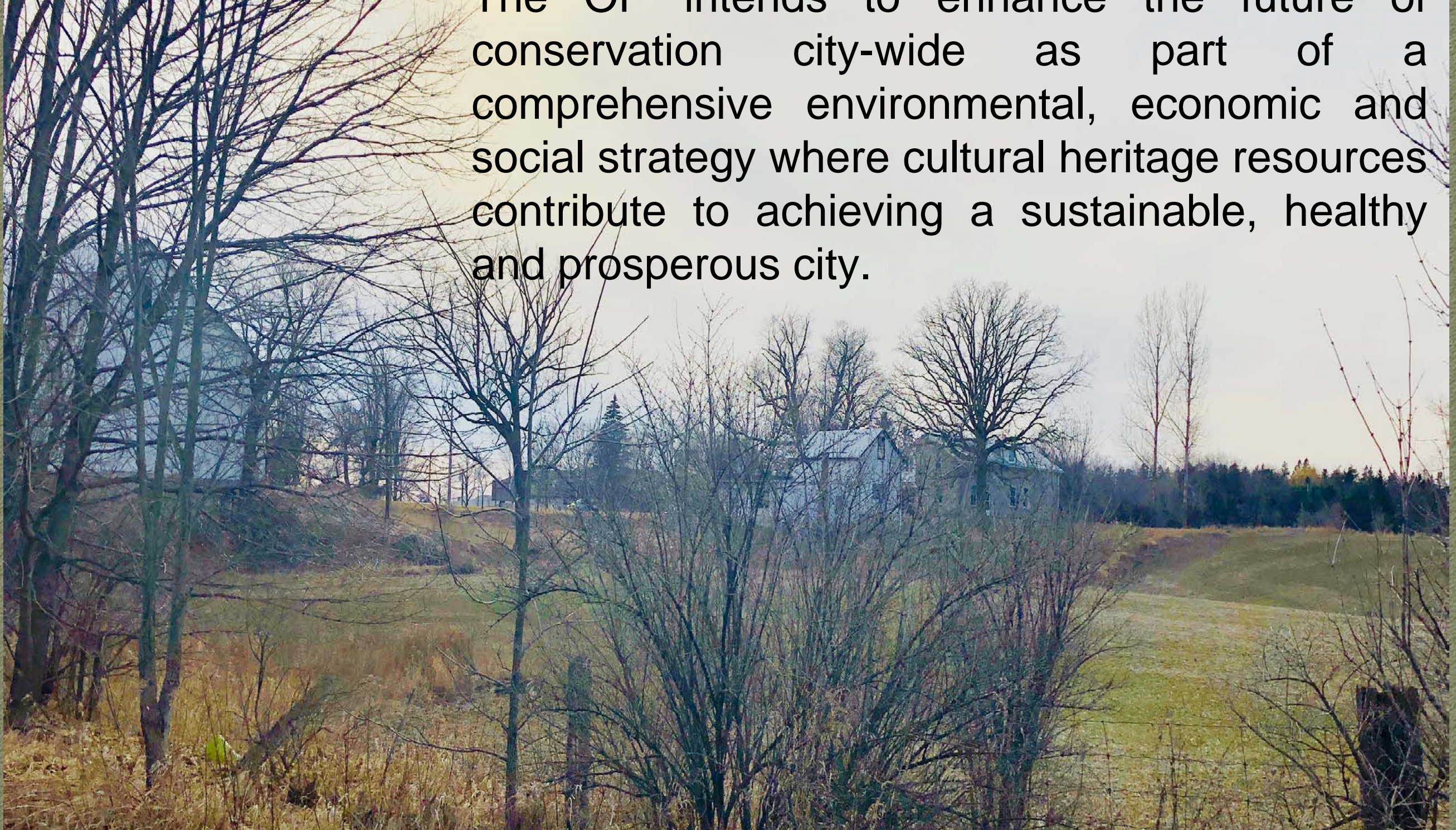
rethink
Clair-maltby



City of Guelph official plan (OP)

opa 48, 2013 re cultural heritage resources

The OP intends to enhance the future of conservation city-wide as part of a comprehensive environmental, economic and social strategy where cultural heritage resources contribute to achieving a sustainable, healthy and prosperous city.



The agricultural/green gateway to Guelph?



Cultural heritage resource assessment

(part of the clair/maltby secondary plan study)

A total of 11 cultural heritage resources were identified within and/or adjacent to the Clair/Maltby Secondary plan study area, including:

- ❖ 9 residential/farmscape properties
- ❖ one residential property
- ❖ one ruin

The [C/M] Plan should incorporate policies that ensure the long-term viability and presence of these built heritage resources and cultural heritage landscapes

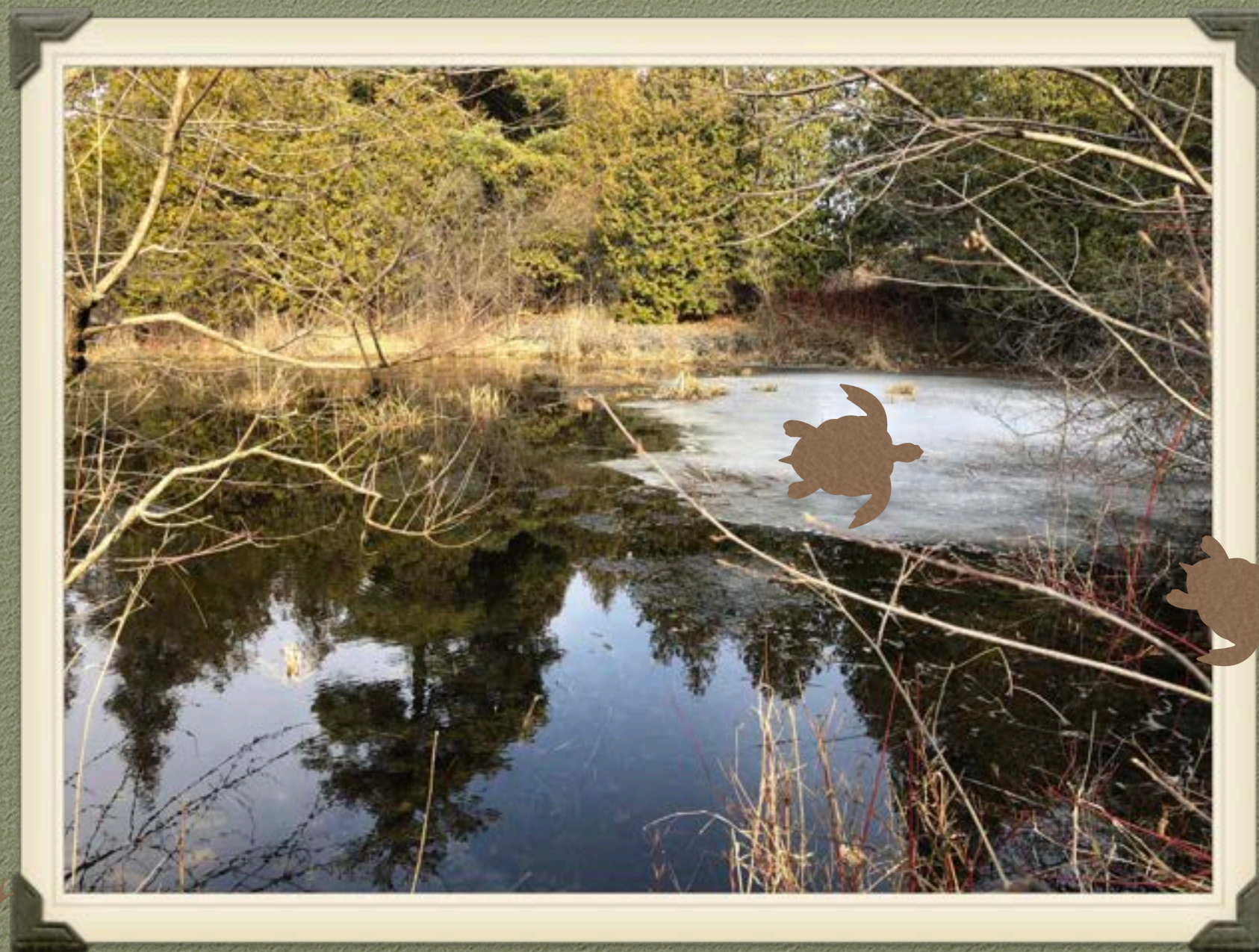
Any evaluation of a cultural heritage landscape should include consideration of its historical and natural context within the City of Guelph, and should include a comprehensive assessment of the design, historical and contextual values of the property. (CHRA)



cultural heritage landscape



Cultural Heritage Landscapes. A **Cultural Heritage Landscape (CHL)** is a **defined** geographical area that may have been modified by human activity and is **defined** as having **cultural heritage** value or interest by a community, including an Aboriginal community.
Provincial Policy Statement, Jan 15, 2016



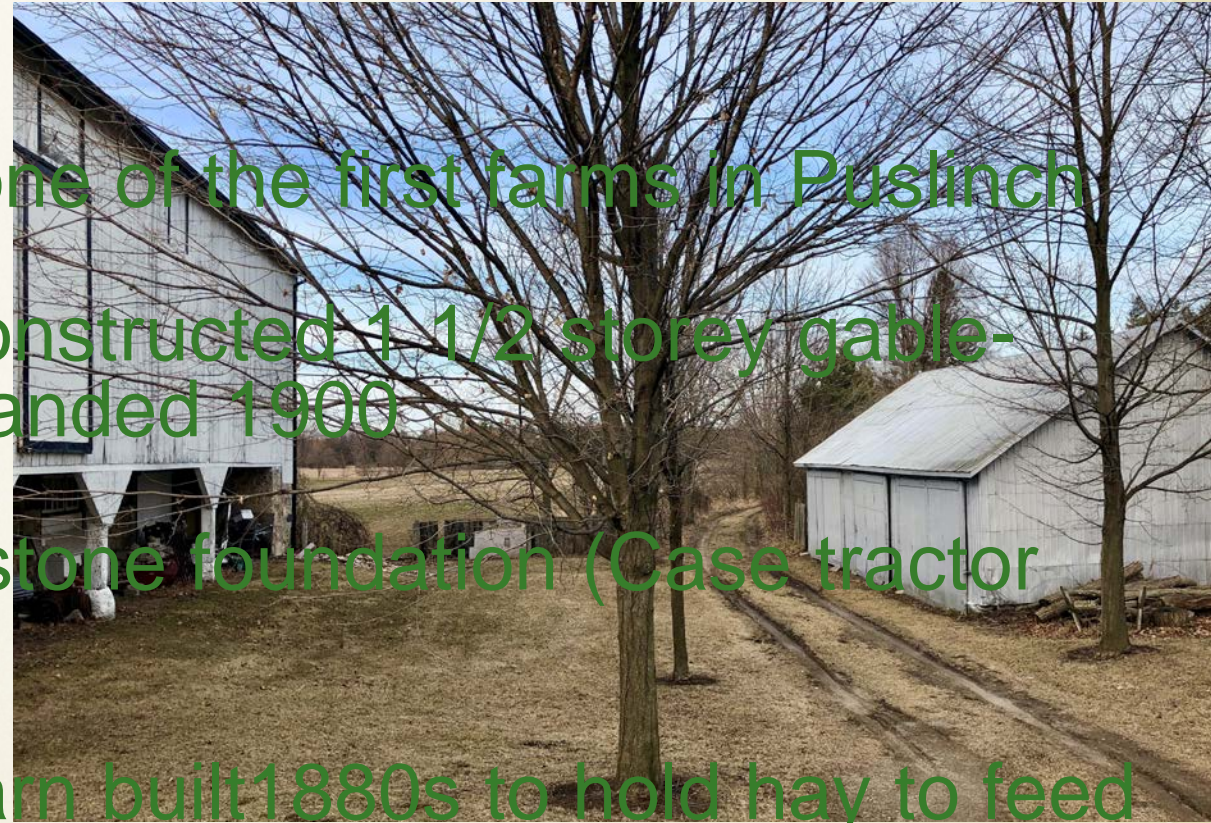
The Marcolongo Farm

Designated as a Cultural Heritage landscape, April 2018,
designation challenged by two developers, may 2018

heritage value of the landscape

an increasingly rare example of an early Wellington County farm
in outstanding condition

- settled in 1833 by William Harrison, one of the first farms in Puslinch
- 1878 James Blair bought the farm, constructed 1 1/2 storey gable-roofed granite field-stone house, expanded 1900
- built smaller barn, timber frame with stone foundation (Case tractor repair shop 1930 - 1960s)
- James Blair family built large bank barn built 1880s to hold hay to feed animals below, solidly constructed to hold weight of feed
 - massive timber beams, maple and hemlock floors 8"w x 3"thick, chicken coops at the front
- beside the pond, a water wheel and remnants of a unique pumping system
- barn painstakingly repaired and landscape maintained by Marcolongo family
- rolling landscape features that contribute to the rural agricultural atmosphere of the farmstead



The land

2 Burr oaks,
largest in Guelph



- The meadow, pond and nearest woodlot
- Maple trees along north property line, at road
- four large burr oaks, two large maples in woodlot
- the rolling drumlin terrain

scape



Hemlock grove and
largest Ironwood in
Guelph

Additional features of the land

- part of the Guelph Drumlin field of over 300 drumlins and spillways that were former glacial meltwater channels
- part of the Paris-Galt Moraine Complex - hilly terrain and low-lying wetlands protects our groundwater supply
- Kettle ponds are recharge areas for Hanlon and Mill Creeks
- identified Natural Heritage System: Hall's Pond complex - second-largest wetland in Guelph. Class 1 - 3 protected requires 30-meter buffers, compromised by Springfield Golf Course

Rethink Clair Maltby





Protect our Moraine

City Clerk's Office *and*
Mayor Cam Guthrie
City Hall
1 Carden Street
Guelph, ON

June 5, 2018.

**RE: Clair-Maltby Secondary Plan and MESP
Comments on Phase Two Report and Recommended Preferred Community Structure Plan**

EXECUTIVE SUMMARY

We are writing on behalf of Nature Guelph to outline our substantial concerns regarding the Clair Maltby Secondary Plan Recommended Preferred Community Concept, and the significant lack of environmental information, analysis, and technical review that was used in its development. In our view, there is no evidence that the necessary characterization and analysis of surface water, ground water and natural heritage significance or sensitivity were considered in the development of the Recommended Preferred Community Concept. The timeline, in fact, suggests that this necessary information was not even available prior to the development and finalization of the Concept. **Furthermore, several of the Phase 2 Comprehensive Environmental Impact Study deliverables have not yet been released at the time of writing this letter.** The most important of these is the Phase 1 and 2 Study Investigation Technical Report.

Due to the absence of a characterization report that analyzes and interprets the results of Year 1 & 2 monitoring, we believe that the project team has not yet completed the key Phase 2 deliverable of the *Finalized Technical Work Plan for Clair Maltby Comprehensive Environmental Impact Study (CEIS)*:

to accurately define the key features and functions within the Secondary Plan Area, and to establish their relationship to surrounding lands in the Primary and Secondary Study Areas in terms of landscape scale functionality (June 2017, p. 10).

We strongly believe that the City's Environmental Advisory Committee (EAC), Council, stakeholders (including Nature Guelph), and the public were missing crucial environmental information from the Phase 2 documents that was essential to meaningfully evaluate the three alternative Community Concepts. In the absence of this environmental characterization, it is impossible for any stakeholder, including Nature Guelph, to offer meaningful comment on the Recommended Preferred Community Concept that is currently before Council.

We respectfully request that Council send the Concept back to staff for revision upon completion of the Phase 1 and 2 Study Investigation Report, that includes all the requirements of the approved Terms of Reference for Phase 2, particularly the commitment to accurately define the key features and functions within the Secondary Plan Area, and to establish their relationship to surrounding lands in the Primary and Secondary Study Areas in terms of landscape scale functionality. Furthermore, we request that the revised Concept be reviewed by the City's Environmental Advisory Committee and stakeholders prior to resubmission to Council.



Dear Mayor Guthrie,

1. INTRODUCTION

Nature Guelph is an active non-profit club of more than 200 nature lovers in the Guelph area. The objectives of the club include promotion of the wise use and conservation of our natural resources, and protection and preservation of our natural flora and fauna. We are writing today to outline our substantial concerns regarding the Clair Maltby Secondary Plan Recommended Preferred Community Concept, and the significant lack of environmental information, analysis, and technical review that was used in its development.

While we understand the need to accommodate the forecasted population growth within the existing City of Guelph boundaries, the Clair-Maltby Secondary Plan area holds the most significant and sensitive natural features remaining in the City. We acknowledge and appreciate the City's recognition of the area's significance and sensitivity in the project Terms of Reference, the Technical Work Plans, and at all public meetings related to this project, as well as the City's commitment to plan the Clair-Maltby community in a manner that is sensitive and respectful of the Natural Heritage System. **However, we are very concerned that this commitment has not been met through the Recommended Preferred Community Concept. In our view, there is no evidence that the necessary characterization and analysis of surface water, ground water and natural heritage significance and sensitivity were considered in the development of the Preferred Community Concept, and in fact, the timeline suggests this necessary information was not even available prior to the development and finalization of the Concept.**

2. TIMELINE OF INFORMATION AVAILABILITY

The following table, which summarizes the timeline for Phase 2 of the project, clearly shows the surface water, ground water and natural heritage data and analysis were not available to the City's Environmental Advisory Committee, Council, stakeholders (including Nature Guelph), nor the public prior to the planning and design charette, which purported to seek an evaluation of the alternative community structures from these groups. **Furthermore, several of the Phase 2 Comprehensive Environmental Impact Study deliverables have not yet been released at the time of writing this letter.** The most important of these is the Phase 1 and 2 Study Investigation Technical Report (see *Clair-Maltby Terms of Reference for the Comprehensive Environmental Impact Study*, p. 25-27).



DATE	Phase 2 Document/Event	PURPOSE
2017 March	Clair-Maltby CEIS Year 1 Monitoring Report	data report (surface and ground water only)
2017 Nov-Dec	Conceptual Community Structure	basis for technical studies, analysis, dev of alternatives
2018 March 14	presentation to joint EAC/RSAC meeting	present technical work and evaluate 3 alternatives
2018 March 28	presentation at council workshop	project update and evaluate 3 alternatives
2018 Apr 3-6	planning and design charette	public and stakeholders to evaluate 3 alternatives
2018 Apr 9	presentation of preliminary Preferred Community Structure to Council	
2018 May 1	Clair-Maltby CEIS Year 1 & 2 Monitoring Rept	data report (surface/groundwater, natural heritage)
2018 May 31	release of recommended Preferred Community Structure	
still outstanding	Phase 1 & 2 Technical Report, including characterization report ¹	analysis of monitoring data to characterize the surface water, ground water, natural heritage
still outstanding	Impact Assessment Report ²	document impact assessment of 3 alternatives

¹ *Clair-Maltby Terms of Reference for the Comprehensive Environmental Impact Study (CEIS)*, p. 25-27

Finalized Technical Work Plan for Clair Maltby Comprehensive Environmental Impact Study (CEIS), June 2017, p. 10. "The CEIS is to accurately define the key features and functions within the Secondary Plan Area, and to establish their relationship to surrounding lands in the Primary and Secondary Study Areas....in terms of landscape scale functionality."

² *Finalized Technical Work Plan for Clair Maltby Comprehensive Environmental Impact Study (CEIS)*, June 2017, p.32 "Natural Heritage System (NHS) Impacts associated with the three Community Structure Alternatives will be identified for the NHS ... While the primary focus will be on the anticipated impacts within the Secondary Plan Area, anticipated impacts to features and functions in the adjacent lands of the Primary Study Area will also be considered... Feature-specific impacts will be considered as well as impacts to the connectivity of the overall system."

Ibid., p.33 "The impact assessment of the three (3) Community Structure Alternatives including associated recommendations for refinement, will be documented as part of the Impact Assessment Report. **The information will be explicitly used to guide Stakeholder consultation and offer insights and direction with respect to a Preferred Community Structure Alternative.**" (emphasis added)



Due to the absence of a characterization report that analyzes and interprets the results of Year 1 & 2 monitoring (from the May 1, 2018 monitoring report), we believe that the project team has not yet completed the key Phase 2 deliverable of the *Finalized Technical Work Plan for Clair Maltby Comprehensive Environmental Impact Study*: to accurately define the key features and functions within the Secondary Plan Area, and to establish their relationship to surrounding lands in the Primary and Secondary Study Areas in terms of landscape scale functionality. Specific missing items from the Comprehensive Environmental Impact Study Phase 2 terms of reference (p. 25-27), that are of particular interest to Nature Guelph, include:

- “confirm landscape level systems and linkages located within the Primary Study Area and identify/describe those that provide important connections between the Primary and Secondary Study Areas”
- “identify and evaluate surface water and groundwater features and functions, including the identification of linkages between and among natural heritage, surface water and groundwater features and areas for the Primary Study Area and Secondary Study Area (as needed)”
- “complete analysis of potential, direct, indirect impacts to natural resources based on the development scenarios (Community Structure and MESP Alternatives) including cumulative impacts and residual effects”

Representatives of Nature Guelph met with City planning staff on May 9 to ask about the status of the missing information. Staff clarified that the *Clair-Maltby CEIS Year 1 & 2 Monitoring Report* (May 1, 2018) was only to present the monitoring data, and that the full Phase 1 & 2 Technical reporting would be available before the end of May 2018. Since the meeting, we have contacted City planning staff to obtain the outstanding documents (Attachment A), but unfortunately that deadline was missed, and the Phase 1 & 2 Technical Report has not yet been completed as of the time of writing, nor at the time of finalizing the May 31, 2018 Recommended Preferred Community Concept.

3. IMPLICATIONS OF MISSING INFORMATION

We strongly believe that the City’s Environmental Advisory Committee (EAC), Council, stakeholders (including Nature Guelph), and the public were missing crucial environmental information from the Phase 2 documents that was essential to meaningfully evaluate the three alternative Community Concepts. The City’s EAC appears to agree with this assessment. After a presentation of the monitoring data at a March 14 joint meeting with the City’s River Systems Advisory Committee, EAC was asked to evaluate the three alternative Community Concepts. They concluded:

“The Environmental Advisory Committee moves that:

It is difficult to provide meaningful feedback on the concepts provided today without having receiving [sic] the results on the 2017 monitoring work and background information review and requests that the opportunity to comment on the MESP is afforded prior to staff presenting the final MESP and Secondary Plan to Council for approval.

Motion Carried -Unanimous”³

³ Draft minutes, March 14, 2018 joint meeting of the Environmental Advisory Committee/River Systems Advisory Committee, <https://guelph.ca/wp-content/uploads/RSAC-minutes-031418.pdf>



EAC has not had the opportunity to review or comment on the Recommended Preferred Community Concept.

Finally, key deliverables such as the characterization report, that would provide necessary information in the development of the Preferred Community Concept have *still* not been completed. In the absence of this characterization, it is impossible for any stakeholder, including Nature Guelph, to offer meaningful comment on the Recommended Preferred Community Concept that is currently before Council. Some examples of outstanding questions from the Terms of Reference:

- Did the Year 1&2 monitoring data result in the identification of landscape level systems and linkages located within the Primary Study Area, or identify/describe those that provide important connections between the Primary and Secondary Study Areas, and *how did the Recommended Preferred Community Concept accommodate these important landscape level connections?*
- Did the Year 1&2 monitoring data result in the identification of linkages between and among natural heritage, surface water and groundwater features, particularly the Hall's Pond Significant Wetland Complex, and *how did the Recommended Preferred Community Concept accommodate these important functional connections?*
- What are the potential direct and indirect impacts to the Natural Heritage System as a result of development of the Secondary Plan Area, and how do they differ amongst the three alternative concepts? *Which alternative, or components of alternatives, demonstrate the commitment to putting the environment first?*

The City staff report of May 31 cautions that the plan is not final and is subject to change based on technical studies yet to be completed. However, **none of the Phase 3 studies will address natural heritage considerations.** The staff report of May 31 also indicates that the missing reports, when completed, will provide the basis for assessing the impacts of the Recommended Preferred Community Concept, and developing mitigation and restoration recommendations. However, **it is clear that the studies were intended to inform the community structure, not simply rationalize it following its completion, which is why the studies were supposed to be completed as part of Phase 2.**

4. CONCLUSION

Nature Guelph's position is that the Phase 1 & 2 key deliverables of characterizing the features and functions of the Secondary Plan Area and their relationships and linkages to the Primary Study Area are not complete. If such information was internally available to the study team during the development of the three Community Concept alternatives and the Recommended Preferred Community Concept, there is no evidence that it was used to influence the Concepts. In the absence of this information, it is difficult if not impossible to offer meaningful input on the Recommended Preferred Community Concept.

Based on the timeline and the incomplete deliverables, the environment appears to have very much been an afterthought in the planning process for the Clair-Maltby Secondary Plan Area, and does not demonstrate the "environment first" approach to which the City committed. **We respectfully request that Council send the Concept back to staff for revision upon completion of the Phase 1 and 2 Study Investigation Report, that**



includes all the requirements of the approved Terms of Reference for Phase 2, particularly the commitment to accurately define the key features and functions within the Secondary Plan Area, and to establish their relationship to surrounding lands in the Primary and Secondary Study Areas in terms of landscape scale functionality. Furthermore, we request that the revised Concept be reviewed by the City's Environmental Advisory Committee and stakeholders prior to resubmission to Council.

Please feel free to contact the undersigned should you have any questions.



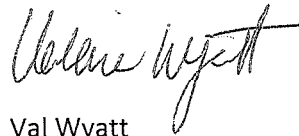
Brett Forsyth
President

ORIGINAL SIGNED BY:

Judy Brisson
Vice President



Marnie Benson
Conservation Coordinator



Val Wyatt
Conservation Working Group

cc. Councillor Phil Allt
Councillor Bob Bell
Councillor Christine Billings
Councillor Cathy Downer
Councillor Dan Gibson
Councillor James Gordon
Councillor June Hofland
Councillor Mark MacKinnon
Councillor Leanne Piper
Councillor Mike Salisbury
Councillor Andy Van Hellemond
Councillor Karl Wettstein

Attachment A

Correspondence Regarding Outstanding Phase 1 & 2 Technical Report



Valerie Wyatt <valerie.wyatt5@gmail.com>

Clair Maltby Phase 1 and 2 Technical Report3 messages

Valerie Wyatt <valerie.wyatt5@gmail.com>

Thu, May 24, 2018 at 8:34 PM

To: stacey.laughlin@guelph.ca

Cc: ~~MARNIE~~ <conservation@natureguelph.ca>

Hello Stacey,

Thank you for meeting with me and Nature Guelph representatives on May 9. I wanted to confirm our discussion that the outstanding Clair Maltby Phase 1 and 2 Technical Reporting, including the characterization report and the Conceptual Community Structure Analysis, will be available this month. When available, could you please forward these documents to us?

Thank you very much!
Val Wyatt

Valerie Wyatt <valerie.wyatt5@gmail.com>

Thu, May 31, 2018 at 8:27 AM

To: stacey.laughlin@guelph.ca

Cc: ~~MARNIE~~ <conservation@natureguelph.ca>, clair-maltby@guelph.ca

Good morning Stacey,

I just wanted to check that my email from last week (below) had been received. Could you please advise if the outstanding components of the Clair Maltby Phase 1 and 2 Technical reporting will be made available to us?

Thank you!
Val Wyatt

[Quoted text hidden]

Stacey.Laughlin@guelph.ca <Stacey.Laughlin@guelph.ca>

Thu, May 31, 2018 at 8:46 AM

To: valerie.wyatt5@gmail.com

Cc: April.Nix@guelph.ca

Hi Val,

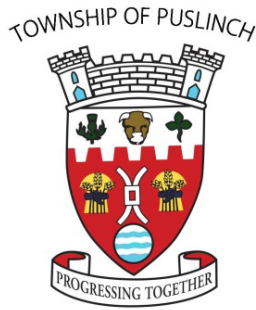
The Year 1 and Year 2 monitoring reports are on the website. The Characterization Report is coming from the consultant team and will be reviewed internally before it is put on the website. We will let you know when it's available.

The Conceptual Community Structure analysis was completed but did not result in a report - rather it informed the development of the three Community Structure Alternatives ahead of and during a project team working session.

Thanks,
Stacey

From: Valerie Wyatt <valerie.wyatt5@gmail.com>**Date:** Thursday, May 31, 2018, 8:27 AM**To:** Stacey Laughlin <Stacey.Laughlin@guelph.ca>**Cc:** <conservation@natureguelph.ca>, Clair-Maltby <clair-maltby@guelph.ca>**Subject:** Re: Clair Maltby Phase 1 and 2 Technical Report

[Quoted text hidden]



Township of Puslinch

7404 Wellington Road 34

Puslinch, ON N0B 2J0

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June 7, 2018

City of Guelph
1 Carden Street
Guelph, Ontario Canada
N1H 3A1
Attn: Stephen O'Brien, City Clerk

SENT VIA E-MAIL: Stephen.OBrien@guelph.ca

RE: Clair-Maltby Secondary Plan Phase 2 Report and Recommended Preferred Community Structure Plan

Please be advised that Township of Puslinch Council, at its meeting held on June 6, 2018, considered the aforementioned topic and subsequent to discussion, the following was resolved:

WHEREAS Council for the Township in Puslinch is in receipt of the Clair-Maltby Secondary Plan and Master Environmental Servicing Plan and the Phase Two Report and Recommended Preferred Community Structure Plan;

AND WHEREAS Council is generally in support of the following statement contained within Staff Report IDE-2018.77: "Gateway and Urban-Rural Transition – The entrance to the City at Gordon Street and Maltby Road is to be distinguished by a green gateway that highlights the entrance to the City. An urban-rural transition area has been included along the Maltby Road edge of the secondary plan area where it borders the Township of Puslinch. Generally this area will include low rise built form that will allow for transition to higher built form as we move north from Maltby Road. The transition requirements are intended to be developed through policy requirements rather than a separate land use designation"

AND WHEREAS ATT-1 – Recommended Preferred Community Structure (May 24, 2018) identifies an "Urban-Rural Transition Zone" along the Maltby Road border of the Township of Puslinch which not only includes low and medium density residential land uses, but also includes an area of high density residential land use;

AND WHEREAS, Council is of the opinion that high density residential development proposed immediately north of Maltby Road along Gordon

Street (as illustrated in the Recommended Preferred Community Structure) is not an appropriate land use transition between the two municipalities;

THEREFORE BE IT RESOLVED that the Township requests that the transition from low density to high density be clearly distinguished by the land use designations on the on the plan in addition to a separate policy;

AND THAT the High Density (Residential) land use category (beige colour) north of Maltby Road within the “Gordon Street Corridor” be removed and replaced with the Medium and Low Density (Residential) land use category (yellow colour) and that Gateway and Urban-Rural Transition Zone (dashed purple line) remain.

On behalf of the Mayor and Members of Council, please accept this letter for your information and consideration.

Yours very truly,
Karen Landry
Clerk/CAO

CC:

1. Stacey Laughlin, Senior Policy Planner, City of Guelph,
Stacey.Laughlin@guelph.ca
2. Aldo Salis, Director of Planning and Development, County of Wellington
aldos@wellington.ca
3. Sarah Wilhelm, Manager of Development Planning, County of Wellington,
sarahw@wellington.ca

20 Mont Street,
Guelph, Ontario N1H 2A4

Mayor Cam Guthrie,
City of Guelph

7 June 2018

Dear Mayor Guthrie:

Clair-Maltby Secondary Plan

On May 31 2018, City staff presented a revised final Recommended Preferred Community Concept for the Clair Maltby Secondary Plan Area. Some significant concerns have been addressed in the revised concept, in particular the removal of the arterial road that was proposed in the buffer to the Hall's Pond Provincially Significant Wetland Complex. However, the City's project team has still not completed essential surface water, ground water, and natural heritage analysis reports that they committed to completing in the study's Terms of Reference. There is no Phase 1 and 2 Study Investigation Technical Report, and no evidence that these analysis reports were considered in the development of the Recommended Preferred Community Concept.

The environment seems to have been an afterthought in the planning process for the Clair-Maltby Secondary Plan, rather than the "environment first" approach to which the City committed.

As members of Nature Guelph for many years, and concerned about the impacts on this sensitive natural heritage of Guelph, we request that Council send the Concept back to staff for revision to complete all the requirements of the approved Terms of Reference for Phase 2. In particular, this should accurately define the key features and functions within the Secondary Plan Area and establish their relationship to surrounding lands in the Primary and Secondary Study Areas in terms of landscape scale functionality.

Yours sincerely,

John Prescott, Cathy Prescott

The block contains two handwritten signatures in blue ink. The signature on the left is 'John Prescott' and the signature on the right is 'C. Prescott'.

Cc Councillors Phil Allt, June Hofland



MILLER THOMSON
AVOCATS | LAWYERS

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

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F 519.822.1583

MILLERTHOMSON.COM

June 8, 2018

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

Private and Confidential

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

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

Dear Sirs/Mesdames

**Re: Clair-Maltby Secondary Plan – Special Council Meeting June 14, 2018
331 Clair Road**

We are legal counsel for the owners of 331 Clair Road.

We enclose for your convenience two earlier letters sent by GSP Group, our clients' land use planners, dated December 1, 2017 and April 6, 2018, respectively.

As you are no doubt aware, our clients have been involved in the Clair-Maltby Secondary Plan since the start of the planning process. In addition to that, our clients were involved in a lengthy Ontario Municipal Board hearing in relation to 331 Clair Road. The Ontario Municipal Board decision was rendered in August 2015. Amongst other things, the Ontario Municipal Board accepted the City of Guelph's planning evidence that the proposed development of 331 Clair Road was premature without a comprehensive review through the Clair-Maltby Secondary Plan process.

We understand that a summary of the work completed during Phase 2 of the Clair-Maltby Secondary Plan (including the Preferred Community Structure) will be presented at a special council meeting on June 14, 2018 and considered for approval at the June 25, 2018 council meeting. We have had an opportunity to review the Staff Report dated June 14, 2018 which, inter alia, recommends the following: That the boundary of the Clair-Maltby Secondary Plan be modified to remove the Built-up Area lands, including the Rolling Hills area, from this secondary planning process. Given that 331 Clair Road is within the Built-up Area (but not part of the Rolling Hills subdivision), our clients were surprised to learn of this recommendation being made without any consultation with them. Further, we are quite troubled to see the recommendation that the decision with respect to 331 Clair Road now being deferred yet again to the next Municipal Comprehensive Review in 2022. In addition, we see no reference in the Staff Report to the Ontario Municipal Board hearing or decision in relation to 331 Clair Road and the representations that were made (and relied upon) therein.

Both the "Conceptual Community Structure" and "Preliminary Preferred Community Structure" propose to designate 331 Clair Road as "Medium Density Residential". Further the "Preliminary Preferred Community Structure" shows a "Future road" bisecting 331 Clair which our clients are prepared to consider with any future development application. Given that 331 Clair is not part of the Rolling Hills subdivision, the clear direction on future land use and the OMB decision, our clients want 331 Clair Road to be included in the secondary planning process, which is expected to be completed next year, as they were previously told (along with the Ontario Municipal Board). We request that these comments be brought to the attention of Council for their consideration at the June 14, 2018 Special Council meeting.

Please also accept this correspondence as our request to register as a delegate for the June 14, 2018 Special Council meeting.

Respectfully,

MILLER THOMSON LLP

Per:



Trenton D. Johnson

TDJ/mt

Enclosures





SHAPING GREAT COMMUNITIES

December 1, 2017

Project No. 12030

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

Re: **December 4, 2017 Committee of the Whole COW-1DE-2017.45
Clair-Maltby Secondary Plan Conceptual Community Structure**

We represent the owners of 331 Clair Road.

We appreciate the work completed to date in preparing the Conceptual Community Structure. We are generally in support of the land use direction for 331 Clair Road, subject to the "Next Steps" in the above-noted staff report. We recognize that the findings of further technical studies and review of other key factors (location and amount of schools and parkland, road networks/traffic, land use densities/locations etc.) are required in order to fully assess the appropriateness of the Conceptual Community Structure. Accordingly, we look forward to the opportunity to provide further comment on behalf of our client during the development of the Community Structure Alternatives.

We are in support of the proposed Medium Density Residential land use along the Clair Road frontage on the Rolling Hills area, which includes 331 Clair Road. We are also in support of the proposed Mixed Use area at the corner of Clair Road and Victoria Road. We understand that the City intends to reach out to owners in the Rolling Hills subdivision and surrounding area to further discuss the proposed land use directions and general size/configuration of the Medium Density Residential and Mixed Use area. We look forward to being involved in those landowner surveys/discussions.

The current recommendation contained in the staff report states:

"That the Clair-Maltby Secondary Plan Conceptual Community Structure be **approved** as outlined in the December 4, 2017 IDE-2017-129 titled Clair-Maltby Secondary Plan Conceptual Community Structure."

It is our understanding that staff intend to modify this recommendation to allow more flexibility, with the intention of using Conceptual Community Structure for general guidance to support the development of the Community Structure Alternatives. Although we have not seen this formal change in staff recommendation, we are in support of such a direction.

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gspgroup.ca

We look forward to the next steps in the process and participating in those discussions.

Yours truly,
GSP Group

A handwritten signature in blue ink, reading "Hugh Handy", followed by a period. The signature is written in a cursive, flowing style.

Hugh Handy, MCIP, RPP
Senior Associate

cc. Client



SHAPING GREAT COMMUNITIES

April 6, 2018

Project No. 12030

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

**Re: Clair-Maltby Secondary Plan: Planning and Design Charette
Preliminary Preferred Concept - April 5, 2018
IDE-2018.49 – April 9, 2018 Council Meeting**

We represent the owners of 331 Clair Road.

We appreciate the work completed to date by City staff and the consultant team on the Clair-Maltby Secondary Plan.

We have been participating in the Secondary Plan since the commencement of the planning process. Most recently we participated in the charette process this past week and attended the public session on Thursday April 5, 2018 where the Preliminary Preferred Concept was presented.

We recognize this plan will likely be refined further before Monday's Council meeting. However, we would like to highlight the following for consideration of staff, consultants and Council at this time:

- We support the Medium Density designation along the south side of Clair Road.
- We do not support the proposed grey dashed street connection to Tolton Drive. If a future road is required in the north end of the Rolling Hills neighbourhood, use of the existing Kilkenny Place would be more appropriate.
- Future development of 331 Clair could be accomplished by private rights-of-way given it has frontage directly on Clair Road.

We understand that the ultimate Preferred Concept Plan will come back in June 2018 to Council.

Accordingly, we look forward to continuing to be involved in discussions leading up to that Preferred Concept Plan

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gspgroup.ca

Yours very truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Senior Associate

cc. Stacey Laughlin
Client

June 8, 2018

Project No. 14143

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

Re: **Clair-Maltby Secondary Plan - Phase Two Report and Recommended Preferred Community Structure Plan**
IDE-2018.77 – June 14, 2018 Special Council Meeting

We represent the owners of 1912 Gordon Street (the “Property”).

We appreciate the work completed to date by City staff and the consultant team on the Clair-Maltby Secondary Plan. We have been participating in various landowner and public/stakeholder sessions since the commencement of the Secondary Plan process. We have also previously submitted correspondence to Council for the Property dated December 1, 2017 on the Conceptual Community Structure.

We have reviewed the above-noted report, and in particular Attachment 1 - Recommended Preferred Community Structure Plan (“RPCSP”) – page 20. Accordingly, we offer the following comments for consideration of City staff, consultants and Council at this time:

- We note the “Road Link Assessment Area” has been removed from the RPCSP and now only a “Potential Active Transportation Link” is shown to the south of the Property. We still support a north-south collector road to connect to the Property and would appreciate discussing the transportation modelling assessment completed to date with City staff. Further, we note that alternatives for water/wastewater servicing solutions are to be completed as part of Phase 3 of the project and a servicing may be required to connect to the south.
- We are requesting a Medium Density land use (instead of the Low Density) on the rear portion of the Property. We believe a slightly higher density would support the commercial node at Clair-Gordon which is in proximity to the Property. The request for Medium Density land use has also been made by the owners of 1968 and 1992 Gordon Street, which GSP Group also represents.
- We understand City staff are in the process of exploring further modifications to the Natural Heritage System (NHS) in the Clair-Maltby Secondary Plan area, as noted on

page 15 of the report. We reserve the right to further comment on those proposed NHS changes and the potential impact they may have on the current residential land uses shown on the RPCSP as it relates to the Property.

- We note a Stormwater Management facility “SWM” facility is noted on the Property and in many other locations in the RPCSP. We do not believe these facilities should be shown on the RPCSP as detailed analysis of the Property has not been undertaken. Policies could be included in the ultimate Secondary Plan to guide the development of such facilities.
- It is noted on page 17 of the report that the RPCSP “may be refined or modified based on additional public input as the detailed technical work is being undertaken and the draft policies are being developed.” With that in mind, we would appreciate clarification if the land uses/designations shown on the RPCSP have the ability to be completely changed or just refined/modified based outcome of Phase 3 work. If it is the intent that land uses can only be refined/modified in Phase 3, we would appreciate our request for land use changes being considered at this time.

We appreciate the opportunity to comment on the Recommended Preferred Community Structure Plan. Should you have any questions, I can be reached in our Kitchener office.

Yours very truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Senior Associate

cc. Stacey Laughlin, City of Guelph
Dave Jassal, Ikonkar Group

June 8, 2018

Project No. 17367

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

Re: **Clair-Maltby Secondary Plan - Phase Two Report and Recommended Preferred Community Structure Plan**
IDE-2018.77 – June 14, 2018 Special Council Meeting

We represent the owners of 1968 Gordon Street and 1992 Gordon Street (the “Property”).

We appreciate the work completed to date by City staff and the consultant team on the Clair-Maltby Secondary Plan. We have been participating in various landowner and public/stakeholder sessions since the commencement of the Secondary Plan process. We have also previously submitted correspondence to Council for the Property dated December 1, 2017 on the Conceptual Community Structure, as well as a letter on April 6, 2018 on the Preliminary Preferred Concept.

We have reviewed the above-noted report, and in particular Attachment 1 - Recommended Preferred Community Structure (“RPCS”) – page 20. Accordingly, we offer the following comments for consideration of City staff, consultants and Council at this time:

- We note the “Road Link Assessment Area” has been removed from the RPCSP and now only a “Potential Active Transportation Link” is shown through the Property. We still support a north-south collector road through the Property as noted in our letter of April 6, 2018 and would appreciate discussing the transportation modelling assessment completed to date with City staff. Further, we note that alternatives for water/wastewater servicing solutions are to be completed as part of Phase 3 of the project and a north-south servicing corridor may be required through the Property.
- We are still requesting a Medium Density land use (instead of the Low Density) on the middle portion of the Property (i.e. north of the Springfield Golf Course property) as noted in our letter of April 6, 2018. Further, we are also requesting a Medium Density land use for two small parcels in the middle portion of the Property that interfaces to the north with the 1912 Gordon Street property. The request for

Medium Density land use has also been made by the owners of 1912 Gordon Street, which GSP Group also represents.

- We understand City staff are in the process of exploring further modifications to the Natural Heritage System (NHS) in the Clair-Maltby Secondary Plan area, as noted on page 15 of the report. We reserve the right to further comment on those proposed NHS changes and the potential impact they may have on the current residential land uses shown on the RPCSP as it relates to the Property.
- It is noted on page 17 of the report that the RPCSP “may be refined or modified based on additional public input as the detailed technical work is being undertaken and the draft policies are being developed.” With that in mind, we would appreciate clarification if the land uses/designations shown on the RPCSP have the ability to be completely changed or just refined/modified based outcome of Phase 3 work. If it is the intent that land uses can only be refined/modified in Phase 3, we would appreciate our request for land use changes be considered at this time.

We appreciate the opportunity to comment on the Recommended Preferred Community Structure Plan. Should you have any questions, I can be reached in our Kitchener office.

Yours very truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Senior Associate

cc. Stacey Laughlin, City of Guelph
Ian Letford



SHAPING GREAT COMMUNITIES

June 8, 2018

Project No. 15116

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

Re: **Clair-Maltby Secondary Plan - Phase Two Report and Recommended Preferred Community Structure Plan**
IDE-2018.77 – June 14, 2018 Special Council Meeting

We represent Options for Homes (“Options”) who have an interest in a 35-acre portion (the “Property”) of 2162 Gordon Street, currently owned by the Foundation for the Support of International Medical Training (“FSIMT”).

Established in 1995, Options for Homes is Canada’s largest affordable ownership developer. Options has assisted over 3,100 households to become homeowners, and is currently constructing over 600 units across southern Ontario. Options helps purchasers by offering down payment support in the form of a shared-appreciation loan that is payment-free until the homeowner sells or rents out the home. Purchasers are typically able to access down payment support of up to 15% of the unit value.

We appreciate the work completed to date by City staff and the consultant team on the Clair-Maltby Secondary Plan. We have been participating in various landowner and public/stakeholder sessions since the commencement of the Secondary Plan process.

We have reviewed the above-noted report, and in particular Attachment 1 - Recommended Preferred Community Structure Plan (“RPCSP”) – page 20. Accordingly, we offer the following comments for consideration of City staff, consultants and Council at this time:

- We note the east-west collector road on a portion of the Property, which ultimately connects east to Victoria Road and the west through 2270 Gordon to connect to Gordon Street. We are concerned about lack of road connections to the Property, especially to Gordon Street. We would like to suggest the east-west road on 2270 Gordon along with the “CC- Convenience Commercial Area” node shown on the RPCSP, be moved further to the north and located on the Property. We would be happy to meet with City staff and the owners of 2270 Gordon Street to collaboratively explore that opportunity.

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gspgroup.ca

- We also would like to suggest the inclusion of a collector road to Gordon Street in the area of the High Density land use next to Gordon Street. We believe road access and water/waste servicing solutions to be completed as part of Phase 3 of the project will be important for the logical staging/phasing of development on the Property. If a collector road is not possible, then we feel a local road connection to Gordon will be important for future development of the High Density area.
- We are requesting a Medium Density land use (instead of the Low Density) on the rear portion of the Property. We believe a slightly higher density would support the overall concept for the Options for Homes property and the “CC” node if it moves to the Property from the current location on the 2270 Gordon property.
- We understand City staff are in the process of exploring further modifications to the Natural Heritage System (NHS) in the Clair-Maltby Secondary Plan area, as noted on page 15 of the report. We reserve the right to further comment on those proposed NHS changes and the potential impact they may have on the current residential land uses shown on the RPCSP as it relates to the Property. We also request some flexibility in policies that would allow for the road connection to Gordon Street and for the logical development of the High Density portion of the Property in relation to the ecological linkage (light green shown on the RPCSP).
- We note a Stormwater Management facility “SWM” facility is noted on the Property and in many other locations in the RPCSP. We do not believe these facilities should be shown on the RPCSP as detailed analysis of the Property has not been undertaken. Policies could be included in the ultimate Secondary Plan to guide the development of such facilities.
- It is noted on page 17 of the report that the RPCSP “may be refined or modified based on additional public input as the detailed technical work is being undertaken and the draft policies are being developed.” With that in mind, we would appreciate clarification if the land uses/designations shown on the RPCSP have the ability to be completely changed or just refined/modified based outcome of Phase 3 work. If it is the intent that land uses can only be refined/modified in Phase 3, we would appreciate our request for land use changes be considered at this time.

We appreciate the opportunity to comment on the Recommended Preferred Community Structure Plan. Should you have any questions, I can be reached in our Kitchener office.

Yours very truly,
GSP Group Inc.



Hugh Handy, MCIP, RPP
Senior Associate

cc Stacey Laughlin, City of Guelph
 Heather Tremain and Jordana Ross, Options for Homes
 Larry Kotseff/Ben Jones, Fusion Homes
 Tony Bagnara, Avila Investments Ltd.
 Astrid Clos, Astrid J. Clos Planning Consultants



SHAPING GREAT COMMUNITIES

June 8, 2018

Project No. 16129

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

Re: **Clair-Maltby Secondary Plan - Phase Two Report and Recommended Preferred Community Structure Plan**
IDE-2018.77 – June 14, 2018 Special Council Meeting

We represent the owners of 2021 Gordon Street and 2093 Gordon Street (the "Property").

We appreciate the work completed to date by City staff and the consultant team on the Clair-Maltby Secondary Plan ("CMSP"). We have been participating in various landowner and public/stakeholder sessions since the commencement of the Secondary Plan process. We have also previously submitted correspondence to the City on December 1, 2017 and April 6, 2018 with respect to the property.

We have reviewed the above-noted report, and in particular Attachment 1 - Recommended Preferred Community Structure Plan ("RPCSP") – page 20. Accordingly, we offer the following comments for consideration of City staff, consultants and Council at this time:

- We note the two east-west collector roads on the Property that connect to Gordon Street. In particular, we note that the northerly collector road connects through an adjacent property near Gordon Street and not directly through 2021 Gordon Street. We trust there will flexibility in the preparation of the actual Secondary Plan with respect to location of the collector roads. We are concerned with having logical access and staging for development of the Property should this adjacent landowner not wish to develop their property. We would also question if both of these collector roads are required. We would appreciate further discussion with City staff on the collector road system in Phase 3 of the CMSP.
- We note the Mixed Use land use on 2021 Gordon and 2093 Gordon on both sides of the proposed northerly east-west collector road. We are supportive of such a land use provided there is flexibility for stand-alone residential and that there is no minimum requirement for commercial use. In reviewing the current Official Plan and in particular the land use policies for the "Mixed Use Corridor (GID)" in Guelph

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gspgroup.ca

Innovation District (GID) – see Section 11.2.6.3.2 , there appears to this type of flexibility in the policies. We would appreciate further discussion with City staff on the Mixed Use policies in Phase 3 of the CMSP.

- We understand City staff are in the process of exploring further modifications to the Natural Heritage System (NHS) in the Clair-Maltby Secondary Plan area, as noted on page 15 of the report. We reserve the right to further comment on those proposed NHS changes and the potential impact they may have on the current land uses shown on the RPCSP as it relates to the Property.
- We note a Stormwater Management facility “SWM” facility is noted on the Property and in many other locations in the RPCSP. We do not believe these facilities should be shown on the RPCSP as detailed analysis of the Property has not been undertaken. Policies could be included in the ultimate Secondary Plan to guide the development of such facilities.
- It is noted on page 17 of the report that the RPCSP “may be refined or modified based on additional public input as the detailed technical work is being undertaken and the draft policies are being developed.” With that in mind, we would appreciate clarification if the land uses/designations shown on the RPCSP have the ability to be completely changed or just refined/modified based outcome of Phase 3 work.

We appreciate the opportunity to comment on the Recommended Preferred Community Structure Plan. Should you have any questions, I can be reached in our Kitchener office.

Yours very truly,
GSP Group Inc.

A handwritten signature in blue ink that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Senior Associate

cc Stacey Laughlin, City of Guelph
Client

CLAIR MALTBY SECONDARY PLAN

Submitted to Guelph City Council for the June 14th Council Meeting

Submitted by: Lise Burcher

June 8, 2018

Environment First- a highly laudable premise for the development of a secondary plan on what is the last remaining greenfield parcel in Guelph and an area that arguably delivers the most significant environmental services as home to Guelph's section of the Paris Moraine and Class Two Provincially Significant Wetlands. It figures prominently in the City's Natural Heritage Strategy following a rigorous process and highly contested outcome that brings protection to our natural heritage resources. Kudos to all involved in securing these protections.

So why with these foundations do we find ourselves deviating significantly, in my opinion, from a thorough and iterative evidence based process, when the complexities of technical investigation required to make these decisions are of such magnitude?

I did address process concerns at the last Council meeting. While a couple of changes have been made to the plan to alleviate some of those concerns, that I fully support, including removal of the north-south collector road east of Gordon and maintaining status quo with the Rolling Hills neighbourhood, a number of core questions continue to remain unanswered.

Growth Targets-

Perhaps one of the least understood aspects of the planning exercise is that there are no mandated growth numbers for this parcel of land. Targets were not included in Guelph's Provincially endorsed plan. It begs the question as to why the report recommends the highest number in the range, 21,000 residents, as opposed to starting waiting until all the scientific monitoring, technical studies etc. have been completed, using that evidence as the basis for decision making on how many residents the site can accommodate without deleterious effects.

Both the range of resident numbers in the three alternatives presented, a low of 10,000 and a high of 21,000), and the choice early on in the process to select the highest range, appears arbitrary and unsupported as yet in the process.

Compression of Project Timelines-

Having met with staff to address this and a number of items, the explanation was that the process was compressed from approximately 4 years to 3. While there appears to be no formal Council resolution endorsing this, there was some indication that it was discussed at Council and staff did address this in relations to potential "risks" that might occur, although it appears that the overall indication from staff was that the elimination of a year study time could be accommodated.

When asking staff if the not yet completed components of Phase II could impact decision-making with the recommendation to move forward to Phase III, staff indicated that process components of Phases II and III would be “overlapped” to accommodate the reduced timeframe.

The time frame per se is not a concern for me, but the “overlapping” of significant components of the study, perhaps better described as being incomplete according to work plans and the terms of reference is very much a concern. It appears that our City Council is again being asked to approve aspects of the study- the urban structure plan and moving on to Phase III, before Phase II is completed.

Our City’s objective and arm’s length environmental review group, EAC, was also unable to weigh in on providing an opinion as sufficient information was not presented to them. Another indication that we need to complete specified study components to obtain the results for evidence based decision-making before we move on to the next phase.

Transparency of Process Contributors-

Wanting to gain an understanding of the contributions being made on our behalf by both private citizens and elected individuals, I asked for a list of members on the two committees established to contribute to the process. I was told it was not possible to receive this as members on the two committees had not signed privacy waivers.

I was surprised to hear this as in the past my understanding was that all members serving on City committees would be identified. Perhaps an oversight, and also important to establish policy on this. Access and optics are important. On a practical level, I found myself talking to people that are serving on one of the committees and discovering that inadvertently.

Council Commitments-

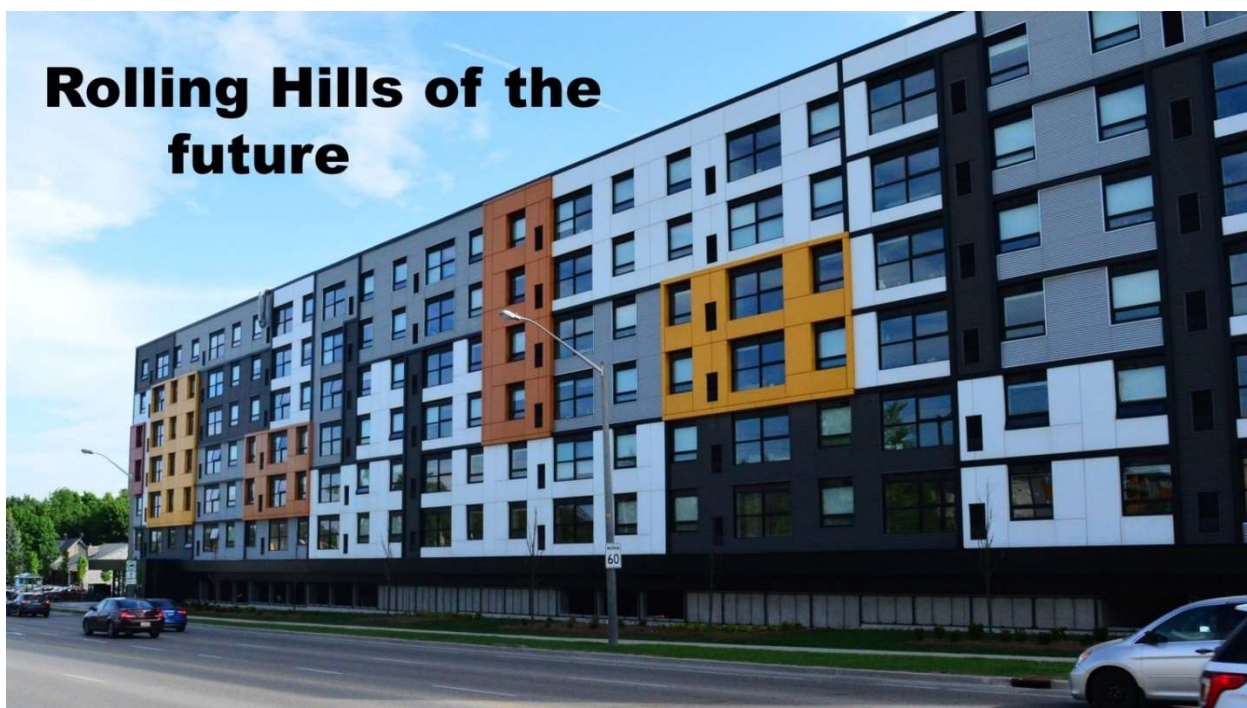
Lastly, I would like to remind Council that Guelph City Council as a whole is on record through Council Resolution as having endorsed the protection of the Paris Moraine, and endorsed the growing of the Greenbelt. These are significant commitments and now is the time to realize positive action on these commitments.

I thank you for your consideration.

Best, Lise Burcher



Please don't destroy Rolling Hills



The Families for Rolling Hills

An “open letter” to Mayor Guthrie and Councilors of the City of Guelph...

...from the Families For Rolling Hills

Your Worship, Esteemed Councilors, we’d like to thank you for the opportunity to share our concerns regarding the Clair Maltby Secondary Plan (CMSP). Further we’d like to thank staff for removing the built-up area, including Rolling Hills, from the Preferred Community Structure (PCS) that was released May 31, as well as the two north –south roads that were proposed east of Gordon Street. These changes are greatly appreciated by the Families for Rolling Hills. Thank you.

Having said that, we are concerned that something so quickly removed by staff might be just as easily re-instated. We are asking Council for some form of reassurance that staff’s current recommendation regarding the removal of built-up areas and the two north – south roads are permanent, at least insofar as the CMSP is concerned.

Prior to the release of the PCS we identified a number of issues that we believe would cause Council to rethink Clair Maltby. In this booklet you will find brief descriptions of our most serious concerns. We are submitting them so that they may form part of the permanent record of the CMSP process. We ask that you review this material as the positions we have documented are relevant to all of the lands within the CMSP, not simply to Rolling Hills.

Our areas of concern may be summarized as follows:

- 1) Water Security – both quantity and quality pg 4
- 2) Reduced Tree Canopy pg 5
- 3) Unnecessary and unwanted north-south roads pg 9
- 4) Poor Strategy pg 11
- 5) The flawed CMSP “public consultation” process pg 13
- 6) Houses vs Homes pg 15

We have also included a copy of our homeowner petition (pg 19). It clearly demonstrates that over 85% of the residents of Rolling Hills are opposed to any redevelopment of our neighbourhood. During the various meetings and presentations that we have attended it has become apparent that City staff were lead to believe that a significant portion of the residents of Rolling Hills were in favour of redevelopment. This is patently untrue.

The Families for Rolling Hills find itself in a very uncomfortable situation. We chose to raise our families and live in Guelph because of its progressive policies and its small town feel. We believe we contribute greatly to our community and we are very pleased to do so. We like living in Guelph – it is our home.

Now we find ourselves at odds with the City – facing a redevelopment plan that none of us expected and we simply cannot support. We want what is best for the city, just as you do, but there is no way that the CMSP in its current form, can be good for Guelph. Not with all of the concerns we have identified.

The Families for Rolling Hills are asking Council for the following:

- 1) That Council formally exclude the built-up areas, including Rolling Hills from the Clair Maltby Secondary Plan as proposed by staff in the Clair Maltby Preferred Community Structure released May 31, 2018.
- 2) That Council formally prohibit the return of any north-south collector roads east of Gordon Street in the Clair Maltby Secondary Plan
- 3) That Council direct staff to complete all of the studies required by Phase One and Phase Two of the CMSP before moving onto Phase Three.
- 4) That Council instruct staff to add a representative from the Protect our Moraine Coalition to the Technical Advisory Group and the Environmental Advisory Group for Clair Maltby.

In closing, allow us to once again thank you for this opportunity to share our concerns and to participate in the planning process for the Clair Maltby area. We greatly appreciate the changes that staff has made to date and hope that we may continue to make a positive contribution as CMSP continues to develop.

The Families for Rolling Hills

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Ted Michalos (ted@hoyes.com)

519-212-0486

Concerns about our water security...

The Paris-Galt moraine starts at Clair Road and extends south, east and west encompassing much of the area in the Clair-Maltby development plan. It is a significant source for Guelph's drinking water and it provides water for three environmentally important streams; Mill Creek, Torrance Creek and the Hanlon Creek.

Development in Clair-Maltby will affect both the quantity and quality of our drinking water.

The area north of Clair, known as the Pine Ridge/Clairfield Greenway has used a system of ponds for stormwater management. According to the Clair-Maltby Water & Wastewater Servicing Plan, "Before stormwater-management systems are selected for the Clair-Maltby area it is essential that the performance of the stormwater system connected to the Pine Ridge /Clairfield Greenway be assessed". The reason for this is that the city does not yet know how much pollution is being added to these ponds. And this pollution will infiltrate into our drinking water source. This required study has not been done.

Furthermore, according to the Water & Wastewater Servicing Plan, "this is a very important consideration in the creation of the secondary plan in terms of protection of wildlife, particularly amphibians, in the Clair-Maltby area and overall protection of Guelph's Natural Heritage. This is a unique area of the City and warrants new and perhaps innovative planning in the development of this area in order to protect wildlife. "

The plan then goes on to review recent research which has the following conclusions.

- **"ponds collect urban poisons from roads; toxins include gas, antifreeze, fertilizers, pesticides"**
- **"our results clearly demonstrate the potential for pollutants to limit the habitat quality of stormwater ponds for amphibian development"**
- **"Wood Frog adults are drawn to stormwater management ponds to breed and tadpoles are unlikely to survive to adulthood"**

In short, the ponds collect and concentrate pollutants to such an extent that they kill wildlife. Please keep in mind that all of the chemical poisons in these ponds, eventually seep down into our drinking water aquifers. Even if you don't care about amphibians, you need to care about us.

It is clear from reading the Water & Wastewater Servicing Plan, that the city is not ready to propose a development plan for Clair-Malty.

The development of Clair-Maltby has been fast tracked by a year without any good reason. This is the most sensitive land Guelph will ever develop; mistakes can have a dramatic effect on Guelph's future drinking water. It's time to slow the process down and "take the time" to get this right.

Concerns about the reduced tree canopy...

I'd like to begin with a quote from Timea Filler, an urban forester for the city, "The urban ecosystem is very fragile and constantly under threat. It is everybody's responsibility to preserve and protect that resource." The resource she is talking about is our tree cover.

The city has a mandate to achieve a tree canopy target of 40%. According to Guelph's own statistics the current tree canopy sits around 28% and Guelph is expected to lose another 30,000 trees due to the ash borer.

Map #1 shows the current tree canopy in Rolling Hills. It is striking to see the amount of tree coverage. Some of these trees are natural to the area, but much of the tree cover was planted by the residents. At a previous council meeting you heard from Ed Ross, who lives at the bottom right corner of Rolling Hills. There were no trees when Ed moved in. He has since planted a 3,000 trees and now the only area without trees is the small white spot where the house sits.

The residents of Rolling Hills place a high value on these forested areas which provide privacy, a natural environment and help the city meet its canopy target. The residents themselves have planted many thousands of trees and several have even gone to the expense of injecting their ash trees in the hopes of keeping them alive. We are very much stewards of this land.

What happens when Rolling Hills gets developed? Map #2 shows the area after re-development. The remaining green areas on this map are the significant woodlands in the natural heritage system. The tree canopy has gone from an estimated 65% to 10%.

Some may argue that more trees than this will be preserved, but let's look at the facts.

Last summer, the city gave the go-ahead to the owner of the former Lafarge lands on Silvercreek Parkway to remove more than 1,900 trees.

In November, the city approved the removal of 700 trees from a property on Huron Street.

Council is currently considering removing another 200 trees on Water Street.

These are but three recent examples of large-scale tree removals, completed or proposed, to accommodate development. The loss of canopy in the past year alone is shocking.

In some cases developers don't even ask for permission. For example, in 2009, 65 acres just south of Rolling Hills was clear cut. The owner got a slap on the wrist and a \$10,000 fine. This meager fine is no deterrent for a developer – it is just the cost of doing business.

If a similar fine were applied to Rolling Hills, which is five times the size, a developer could remove most of the trees for \$50,000, even less if the city gave them permission.

The city's own urban forester said, "As Guelph's population grows and land is developed, the city is quickly running out of plantable spaces." (Tribune April 26, 2018). If this is true, and I believe that it is, then why has city staff recommended the replacement of many thousands of trees in Rolling Hills with a plan that provides minimal plantable spaces for trees?

What do the city's own planning documents say about trees?

From the Guelph Urban Forest Management Plan, "one of the City's objectives, section 6.6 commits the city to being "A biodiverse city with the highest tree canopy percentage among comparable municipalities.""

The Official Plan says "Guelph's beauty lies in its compact, small town character. It is a friendly sized City marked by rolling hills and scenic river valleys meandering through a low-profile townscape that is blanketed by a canopy of mature trees."

Under forestry resources the Official Plan goes on to say, "The City places a high priority on protecting existing trees, hedgerows and wooded areas."

Do you believe these statements? Are they an important part of the planning process?

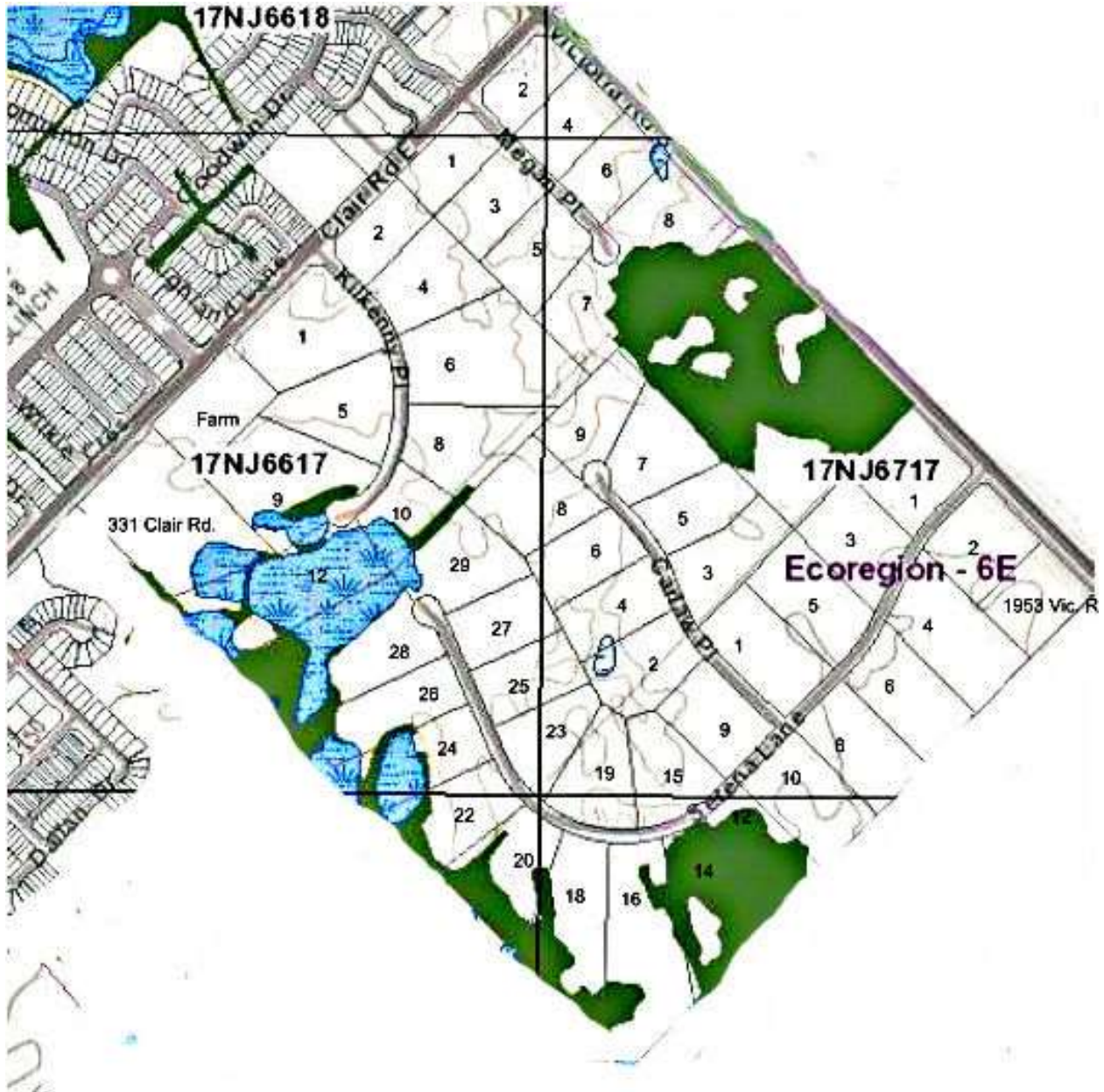
On June 25, Council is scheduled to vote to become a 'Bee City'. One of the first foods for bees and other pollinators are the trees which bloom even before the dandelions. The bees need our trees.

If you believe that the tree canopy is important to Guelph, then you need to stop all development in Rolling Hills. By doing so, you not only gain plantable spaces for more trees, but you maintain the current tree canopy. Both of these are mandated goals for the city. This area needs your protection now to ensure that Guelph is a green city in the future.

Map #1: green areas show current tree canopy in Rolling Hills – estimate 65% canopy



Map #2: green areas show the remaining tree canopy after development, estimate 10% canopy



Concerns about unnecessary and unwanted North – South roads...

One of the most contentious issues with the Preliminary Preferred Concept (PPC) for the Clair-Maltby Secondary Plan were the two north south roads east of Gordon Street. We would like to thank staff for removing these roadways in the May 31 version of the Preferred Community Structure (PCS).

For the record, we would like to place on file, the reasons the Families for Rolling Hills objected to these roadways.

City Planning staff said that these roads would be used as collectors to move people to arterial roads, namely Clair Road, Victoria Road, Maltby Road, and of course Gordon Street. A quick review of Schedule 5: Road and Rail Network of the City of Guelph Official Plan (OP) shows that no such north-south collector roads exist in any other major block of the city. Even the most recent developments, Pineridge and West Minister Woods have no such collector roads. They are clearly not required in Clair-Maltby.

City engineers have also confirmed that the roads were not required to provide services to the new developments. Staff did say that they would enhance connectivity, but connectivity to what? The removed roads were to dead end on Maltby. Anyone using the roads to travel south to Maltby would then have to go east or west to get onto Gordon or Victoria. It makes much more sense to expand Gordon and Victoria rather than creating throughways in residential areas.

These arguments were secondary to our more serious concerns about each of these roads – in order to build them the city would have to transverse the Natural Heritage System. Referring to Schedule 3: Development Constraints of the OP there is no way to build a road from Clair to Maltby without bisecting some portion of protected lands. Schedule 4: Natural Heritage System of the OP provides a clearer picture of these lands and was used by city staff to create the PPC map. On the PPC's key the natural heritage areas are further divided between areas that “may permit essential transportation infrastructure” after a thorough environmental impact study and those that “do not permit transportation infrastructure.” One of these roads east of Gordon followed a route through “may permit” land – the other went straight through prohibited areas.

There is no reasonable explanation as to why a road would be planned through restricted lands. In regards to the other road, the question becomes was it “essential”?

The OP defines essential as (1) there is a demonstrated need, and (2) it has been demonstrated that no other reasonable alternatives exist.

Respectfully, no one had demonstrated there was a need for either of these roads. No mobility or traffic studies have been prepared for Clair-Maltby. Further, no specific Environmental Impact Studies have been completed for these areas either. If and only if the mobility and traffic studies indicate some form of enhanced north-south transportation routes are required, and the environmental impact studies permit it, the city must still demonstrate that no other reasonable alternative routes exist. As we have already observed, expanding Gordon and Victoria would easily and more cost effectively provide such links.

It is clear that significant additional planning work would have to have been performed before either of these roads could have been considered by Council. We are grateful that staff have decided to remove them from the PCS and trust that they will remain off any future updates as the planning process continues...



Concerns about the poor strategy...

In 2015, the City of Guelph embarked on a journey.... A journey which would establish a vision for how the last developable lands within the City Limits would be best used.

The vision is a vibrant, urban community that will connect Guelph's existing southern neighborhoods and the rest of the City. The vision includes parks, open spaces, trails and a **full** range of housing types. The Families of Rolling Hills are aligned with the principles of the Vision. However, as the proverb goes, "vision without execution is just hallucination". We believe the role of City Council is to ensure that this vision can be turned into a strategy that is practical, executable and flexible.

Previous drafts of the Secondary Plan included re-development within Rolling Hills. As the Rolling Hills Community, we felt that these drafts depicted a flawed vision because it could not practically be realized. We are encouraged that Staff has heard our concerns, and tonight we urge Council to confirm that Rolling Hills will be excluded from the Clair-Maltby Secondary Plan (CMSP).

Although we have learned that the practicality of development is not in the scope of creating the Secondary Plan, we maintain that the responsibility of Council is much different. It would have been highly irresponsible to include in the City's growth plan an area that is so impractical to develop.

When the City annexed the Clair Maltby area, it was purchased with the intent to keep the lands in reserve for future development. Despite those intentions, the City allowed a developer to put those lands into residential use. Fifty-two homes were built, and families have been living in this established neighbourhood for over 30 years.

When Rolling Hills was created, the developer had the foresight to recognize that this would be a community worth protecting. Restrictive Covenants were placed on the title of each property that prohibited any subdivision of lands. The covenants are grounded in common law principles that are older than the City itself.

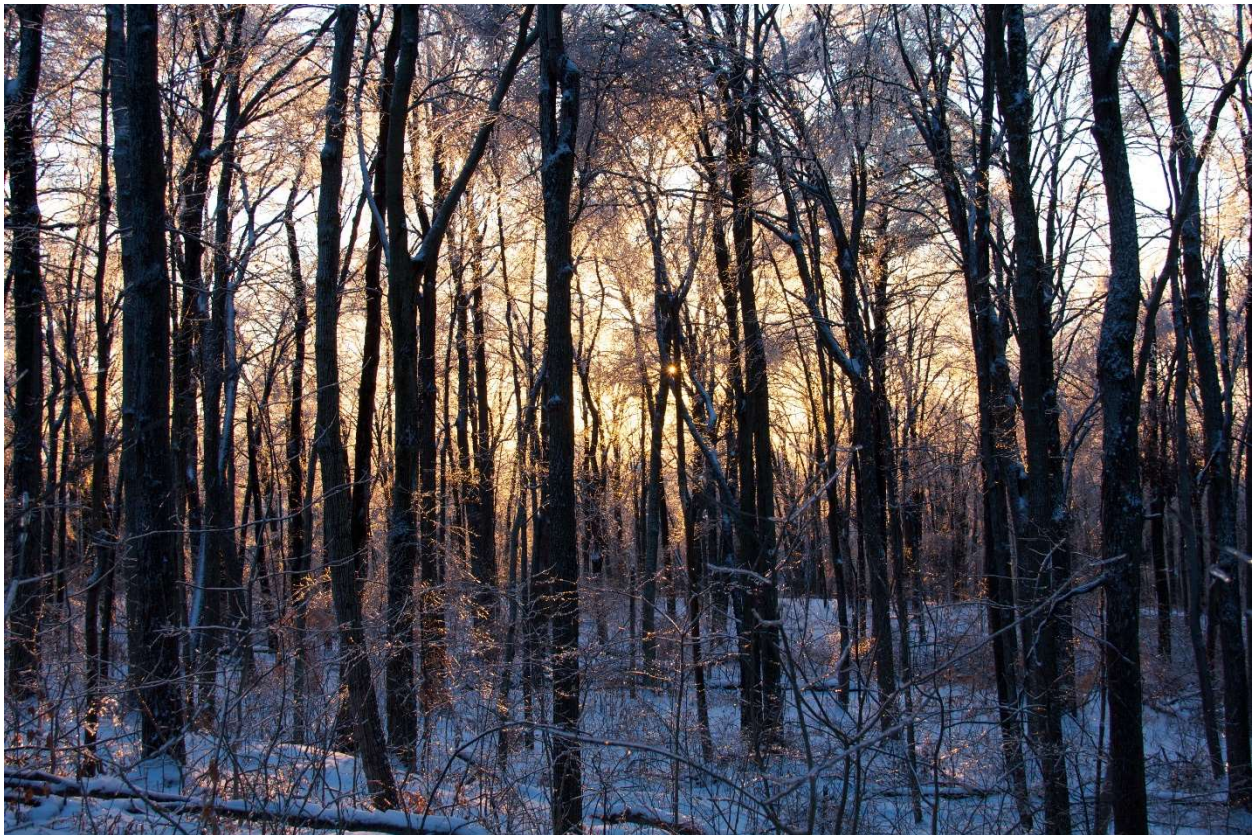
Popular notion is that the covenants will start to expire within the next 10 years. However, the Families of Rolling Hills have reason to believe that the covenants will be in place far beyond the next decade.

So, if the plan is to intensify over the next 20 years, but the Rolling Hills acreages cannot be subdivided, this entire area should be excluded from the CMSP. Not just for this plan, but in any future Official Plan updates that may be proposed in the next MCR.

There are other reasons why the development of Rolling Hills is, not only impractical, but it would place the area's environment at risk. These include: 1) the important role that our rolling landscape plays in-maintaining the security and quality of Guelph's drinking water supply and 2) the significant benefits of the tree cover-which supports natural habitat for wildlife and helps the city achieve its tree canopy targets.

These factors make the area environmentally-sensitive and all future planning decisions will require due diligence in order to properly assess the full impact of any proposed development in Clair Maltby.

All great cities have something about them that makes them unique. It could be a landmark, a landscape, the culture or the quality of their neighborhoods. For the City of Guelph, Rolling Hills is no doubt one of those iconic neighborhoods. -We value all the aspects of our neighbourhood that make it unique and we thank you for helping us preserve it as a great place for families to live.



Concerns about the flawed CMSP “public consultation” process...

We would like to thank the Mayor and Council and Staff for all of the work that has been done to date in terms of bringing the Preferred Community Structure (PCS) dated May 31 to Council for a dedicated meeting on the Clair Maltby Secondary Plan (CMSP). We greatly appreciated the change in direction for improved consultation in the time since this matter was last before Council in April.

That said, we would like to set out the concerns we have regarding the process that lead up to the preliminary concepts being presented in April. It is our hope that by reviewing the process, we can ensure that going forward into Stage 3 of the CMSP there are opportunities for real input from the community. This is critical given that the plan is of such importance to the City's future.

We believe the process prior to April was not transparent. The pace at which the concepts changed negated any element of due process for the participating stakeholders. The information we later obtained about the Community Working Group (CWG), showed that the opportunity for real input was minimal and the information that was provided on how Rolling Hills fits within the Clair-Maltby Secondary Plan (CMSP) was not given sufficient attention.

During the early stages of the public consultation, there were two Rolling Hill's residents on the CWG. They were not introduced and were unaware of one another. These individuals were not provided with any direction as to their role, who the other participants were, or the CWG's objectives. There was no material ever provided to assist the participants. The discussion focussed on how the City was going to collect environmental studies, provide services, etc. There were no agendas set and no minutes circulated. There were only three meetings. In fact, the City staff did not follow their own terms of reference for the CWG. The terms state that the representatives were to liaise with the people they represented. This is clearly contradictory to what the two residents were told - that they were present as individuals. Indeed, the City Staff stated later that these CWG members did not represent the residents of Rolling Hills. What is clear is that in this critical early phase of “consultation”, Rolling Hills' residents had no voice in the CWG.

The process at the CWG causes us great concern. The exercise to draw roads and parks on maps was random, uninformed and lasted but a few minutes. It was only at the last meeting that the issue of a road through Rolling Hills was even raised. In fact, one of the residents from Rolling Hills voiced strong opposition to any road through Rolling Hills.

During these meetings, the participants rarely discussed Rolling Hills but when it was discussed, City staff stated that Rolling Hills would NOT be redeveloped as there was not enough feedback from or involvement by the Residents. The only minutes that were ever produced were only obtained after several requests in 2018. What they do show is explicit objection to the development of Rolling Hills and any road through the established neighbourhood.

This is of concern since the subsequent three preliminary concepts clearly ignored the objections that were raised in CWG sessions.

In future, we submit that the participants must be given clear information about the process, deliverables, and their role. If they are to be true representatives of a constituency, they should understand exactly what their role is and how to accomplish it.

The December 4, 2017, Staff Report to Council provided the Conceptual Community Structure (CCS). The Report states that this CCS was based on the CWG meetings. Yet, it appears inconsistent with what the Rolling Hills resident told the CWG and in fact, what the City Staff told the CWG.

In the future, we would expect there to be more consistency in the communications in order that we are better able to understand the process, and also the decisions that are being made about the Plan.

The CCS map was sent to Rolling Hills' residents as part of a survey in January of 2018. The results of this survey have never been provided. In fact, January 2018 was the first time that the Families of Rolling Hills saw the proposed road running through the heart of our community. It was also the first time we were introduced to the prospect of 4-6 story condominium blocks that will place our well established neighbourhood, and the environment at risk. As a result of this threat, the residents of Rolling Hills mobilized in an effort to prevent the destruction of our homes. Again, this is an example of where improved communication with residents may have dramatically reduced the anxiety and discomfort caused by the CCS.

City Staff have stated that the proposed road and high-density development adjacent to Rolling Hills is not required to achieve density targets. There has been no study to suggest a road is even needed. This is an important point – the studies should have been completed as originally planned. In fact, we agree with the other groups delegating on June 14, including Nature Guelph, that Phase Step 3 of this Plan should not be initiated until the necessary studies are completed in Phase 2.

Another very grave concern is that when we asked City staff why they were proposing the redevelopment of Rolling Hills, they stated that there was interest expressed by a group of Rolling Hills' residents. Given that 85% of the neighbourhood's residents have spoken against redevelopment, it is apparent that the City's engagement process was flawed.

There is very little interest by the residents in redevelopment, and in fact, there is serious opposition. The plan advanced in April was not based on the CWG. In fact, it is unclear where

this supposed support for redevelopment stems. Better consultation would have avoided this situation and perhaps reduced the problems that have had to be addressed since the April 9 Council meeting.

We also have concerns that the Clair-Maltby Secondary Plan has been “fast tracked”. The environmental assessments that were being conducted on properties within the Plan area were stopped and the timing for approval of the Plan moved forward by over a year. These should be fully completed before Phase 3 begins.

The final draft of the Preferred Preliminary Concept, was only provided at the final Charette on April 5, 2018, just two business days before it would go to Council. This draft now included the proposed road through Rolling Hills, without apparent justification considering it had only been on the “Connected and Urban” Alternative.

On April 9, 2018, there was another meeting to revise the Preferred Preliminary Concept, now only HOURS from the Council meeting. Despite opposition, the final Preliminary Preferred Concept changed yet again and was handed out literally as Delegates walked into the council chamber.

As was pointed out to Council by at least one of the Delegations, they had no time whatsoever to review the revisions in order to be able to make a meaningful submission to Council. Significantly, it was then at the 11th hour, that the proposed road was MOVED, no longer connecting the two cul-de sacs as in the December Staff Report, but now running right through several properties and homes. The frequent, hasty and ill-conceived changes speak to the serious flaws in the consultation process.

In conclusion, our concerns are that: 1) this process did not include adequate citizen input, and staff appeared to improperly discount the information that was provided regarding the potential redevelopment of Rolling Hills, and; 2) the decision on a preferred plan for Clair/Maltby must take into account the full impact of roads and high-density development on the established family neighbourhood of Rolling Hills. Council has an opportunity to not only listen to citizen concerns moving forward but to hear them and to ensure that the process is both thoughtful and fair.

We want Council to direct that we have proper representation going forward on the next Phases of the CMSP and request we have an expert included on the Technical Advisory Group. As you will hear, our drinking water will be greatly impacted and we must now continue to be directly engaged in the decisions as the Secondary Plan Progresses.

Concerns about “houses” vs “homes”...

I want to sincerely thank the city planners for removing Rolling Hills from the Clair Maltby Secondary Plan (CMSP). We recognize that every area in the city is subject to periodic review,

but we have felt, as a built-up area, it was wrong to include Rolling Hills in the CMSP. We are pleased that staff have confirmed that belief.

We understand that when Guelph undertook the study to determine the city's future capacity for the provincially mandated Growth Plan, Clair-Maltby was not included as the area. In fact staff specifically indicated it was not needed to achieve the growth targets established in the plan.

I fear the city is feeling so much pressure from the province that they are sacrificing entirely too much of what has made Guelph one of the best places to live in Canada. We are losing our image of being an environmentally aware, safe, recycling, university town with a hip historic downtown core, with a desirable south end suburb. We risk all that and the best tasting ground water in North America that ALL of the residents of Guelph depend on.

We are not against developing parts of the city that will make it a better place to live, but we need developers to build communities that they themselves would be proud to live in. Communities that respect the environment and especially protect vital resources like the city's water supply. The downtown core has a high building standard to protect the beauty and heritage of the city. This high standard should apply to the CMSP as well, shouldn't it? Let's create something the city and its residents can be proud of.

Freedom, options, love for something - these are things that drive people to provide the life they have dreamt of for their families, on whatever scale that may be. It is absolutely unnecessary to destroy an entire ESTABLISHED NEIGHBOURHOOD and with it a class of living options for Guelph citizens. Doctors, business owners, professors, authors, environmentalists and artists live here, people who Guelph needs to attract and keep in the city. Imagine major, high density cities such as Toronto without executive subdivisions like Rosedale, without places to live for people who have worked hard to achieve that lifestyle. Toronto would be a worse place to live because of that missing link. Of course this is not unique to Toronto as most cities have similar communities to Rolling Hills that people are proud to call home. Right now Guelph needs to fight to keep ours because it will be gone forever if we lose it, and most likely it will have been all for nothing except to satisfy the greed of a few opportunistic residents. In fact a redevelopment of Rolling Hills would violate some of the Guiding Principles of the Growth Plan for the Greater Golden Horseshoe (GGH) including supporting a full range of housing options in the city to accommodate all size, incomes and ages of households.

Rolling Hills is not simply a collection of houses, it is a community of homes. The residents are stewards of the land that appreciate being surrounded by nature, wildlife and all of the elements of the natural heritage system. No one wants a senseless through-street allowing thousands of cars per day to cut through on their way towards the 401

A few developer minded landowners would like Council to believe a large number of residents want rezoning – nothing could be further from the truth. Our signed petition shows that over 85% of residents want Rolling Hills left the same. Their petty complaints of things like future temple noise, parking along their properties and higher traffic as the growing city encroaches on their lifestyle are not valid as they also enjoy the city amenities that are close by. A vote to open up future redevelopment in Rolling Hills would have quickly set off a detrimental chain reaction by developers that would destroy a unique part of Guelph and much of the protected 'green areas' within it.

As soon as a single house along Clair Road is sold for re-development, the homes of the people living next to them are destroyed. Their home is now simply another house. Without the value of the home, it will soon be sold to developers and quickly become townhouses and apartments. The domino effect will quickly destroy all of Rolling Hills. This domino effect means that we do not have control over our home. The city, by rezoning, would decide this for us.

The city needs to designate Rolling Hills as Existing Residential, indefinitely, like any other established neighbourhood in the city.



Families for Rolling Hills Group

PETITION TO SAVE ROLLING HILLS FROM ANY REDEVELOPMENT

We, the Residents of Rolling Hills, represented by the *Families for Rolling Hills Group* wish to provide a clear statement to Council with respect to our grave concerns surrounding the development of the new Secondary Plan for the Clair-Maltby area and the impact on our neighbourhood and families.

Having attended many meetings, we cannot understand why the three “options” from City staff all contain some form of redevelopment for Rolling Hills. Despite early statements that there would be no redevelopment of Rolling Hills, we only learned several weeks ago that there were only 3 “options” staff were presenting to Council, which all included some form of redevelopment of Rolling Hills.

This has shocked us - that no option included maintaining the only already developed and well-established neighbourhood in the Secondary Plan area.

This neighbourhood is our Home, where we raise our families. It is a tremendous environmental asset for the City in terms of wildlife and other positive environmental benefits. We believe it is of great future benefit to the City to maintain this form of neighbourhood for not only us but future generations. Guelph prides itself on its environmental focus and having a small town, family focussed culture, offering one of, if not the best, places to live in Canada. We believe that our neighbourhood reflects those values and goals.

The undersigned are members of the Families for Rolling Hills Group and we are firmly opposed to any form of redevelopment of our Homes and Rolling Hills. We are asking Council to only approve a Secondary Plan that will leave this well-established neighbourhood intact and not redeveloped. Alternatively, given that the timeframe for input has now been “fast tracked” we ask that the decision be delayed for 6-8 months to allow us the appropriate time for due process and to obtain the proper assistance and advice to understand this complex issue and provide further input into what will be a huge impact to the lives of our families.

**[130] Signatures Received
Original Available in the City Clerk's Office**

Dear Mayor and Councilors,

The Clair-Maltby development area sits directly on the Paris-Galt moraine. This critically sensitive geological area is the direct source of Guelph's pristine aquifers, which provide Guelph and surrounding area, including the Nestle bottling plant, with some of the best drinking water in the world.

As Robert Palvis pointed out in his editorial piece, this area collects 4,700 million liters of water per year through precipitation that falls on the hummocks that dot this area. This amount of water is equal to the water used by six Nestle plants. The hummocks consist of millions of years old sand and gravel that filters the precipitation giving us our extremely high quality water. Not only does this area provide Guelph with pristine drinking water it also charges Mill Creek, Torrance Creek and the Hanlon Creek, all three needing the health of the moraine to exist.

Now the City is planning to put medium and high density housing, and all that goes with it, on top of the area, wiping out the hummocks, and covering it with roofs and road and altering the movement of the water throughout this entire area. City staff have acknowledged that the effluence from such a development - runoff that includes chemicals from roofs, pavement, lawns and lawn treatment, and oil and gasoline will contaminate the water moving through this area, percolating into the wetlands and down into the aquifers.

Although roads are mapped out, no traffic study has been done. And no environmental study is to be done until after Council votes on the development in June. So no idea of the impact on the water, of putting roads through what is now protected Significant woodlands and part of the Natural Heritage System (which actually prohibits the building of roads through it), and through significant portions of the Paris-Galt Moraine. Even the province recognizes the area as one of the most significant environmental and geological areas.

Pressure from the developer has resulted in public consultation that has been rushed, not giving interested groups the opportunity and time to respond. The whole process has been poorly handled. I join Nature Guelph, Wellington Water Watchers, and other concerned groups who are calling for a pause in the process. It is the most important piece of land that Guelph will ever develop. Does it not make sense to ensure that it is done right? It makes absolutely no sense to vote on a development plan that lacks all crucial assessments and land use studies. Are you really willing to make such a costly mistake for the citizens of Guelph, present and future?

Why bother to protect areas if a municipality has no intention of honouring those protections? Why is this municipality bending to pressure from the developers, and in the process failing to safeguard our most important resources for future generations?

Please, on June 25, vote to place a pause on this development until complete and accurate assessments are done and ensure that any development that proceeds will protect our most pristine and life-critical resource, our water.

Sincerely,

Patti Maurice

* * *

For your consideration, I wish to state our view that any proposal to change the current designation of the lands to something other than "Reserve Lands" should not take place as Rolling Hills neighbourhood is an entirety unto itself and I believe is not currently officially identified as north and south neighbourhoods.

Existing covenants between the developer of Rolling Hills and The Township of Puslinch, provides we landowners with assurances/guarantees that our properties and that of our neighbours are protected from subdivision and or redevelopment.

This in itself, for many buyers of the properties, has been a significant reason supporting the decision in becoming a resident of Rolling Hills.

I would indeed consider it shameful for the Guelph City Council to circumvent the intentions conveyed within the covenants through any change in the current designation.

Unfortunately, for the overwhelming majority of R.H. landowners who support the current designation, it seems there is less than a handful of owners who desire rezoning to occur which, if allowed, would impact the entire neighbourhood of Rolling Hills, not just the immediate areas they wish to have rezoned to allow development. The impact I refer to would entirely change the present rural character of R.H. and its peaceful tranquility.

Furthermore, consideration by the Planning Committee to include a north to southerly road through existing properties would negatively affect owners because of the road's anticipated predominate use by non-R.H. residents as an alternative to Victoria Rd. resulting in significant flow of traffic, in particular during high use periods of the day. We current owners feel we are adequately serviced by existing roads through the R.H. development.

I have yet to see a reference in the plan to a defined "north" or "south" divide in the R.H. properties, rather, it has become known as a community of residences not delineated in geographical terminology.

The foregoing pretty much sums up our views and opinions as 30 year owners of our property and residents for 28 years.

regards,

Lynn & Harlene Bartlett

* * *

I fully agree with the statement below which gives the opinion that more needs to be done to protect the landscape in the proposed development in Clair Maltby area

"While some significant concerns were addressed in the revised concept, the City's project team has still not completed essential surface water, ground water, and

natural heritage analysis reports that they committed to completing in the study's Terms of Reference. We need these reports to accurately understand how important natural features on the landscape function as part of the greater ecosystem. The maintenance and resilience of Guelph's Natural Heritage System, which in the Clair Maltby area includes the Hall's Pond Provincially Significant Wetland Complex, significant woodlands, and habitat for rare species, depends on a delicate balance of biodiversity and ecological functions."

Sincerely,

Bryan Wyatt

* * *

I am a member of Nature Guelph and a citizen of Guelph. I am writing to let you know how very concerned I am about the Clair-Maltby Secondary Plan Recommended Preferred Community Concept, which Council is being asked to approve as the basis for Phase 3 of the project. Phase 2 is incomplete, and I am asking you not to approve the Concept as presented on June 14.

According to the Staff Report (May 31, 2018), the "Clair-Maltby area is the last unplanned greenfield area of the City. . . . The area lies within the headwaters of the Hanlon, Torrance, and Mill Creeks, and is entirely on lands within the Paris Moraine. . . . The well-drained soils and hummocky topography support a range of uplands and lowland habitats including woodlands, wetlands and successional meadows and thickets."

The Phase 1 & 2 Technical Report, which was to provide an analysis and interpretation of monitoring data to characterize the surface water, ground water, and natural heritage components, has not been completed. The Impact Assessment Report is also outstanding. We need these reports to accurately understand how important natural features on the landscape function as part of the greater ecosystem. The maintenance and resilience of Guelph's Natural Heritage System, which in the Clair Maltby area includes the Hall's Pond Provincially Significant Wetland Complex, significant woodlands, and habitat for rare species, depends on a delicate balance of biodiversity and ecological functions. Even small disruptions to the system can cause irreversible damage, which is why it is so important understand all the interconnected pieces before significant planning decisions are made. These characterizations and impact assessments are necessary for the City and the citizens of Guelph to make an informed decision about the secondary plan.

Please, let us take the time to assess carefully how this sensitive area is to be developed.

I request that Council send the Clair-Maltby Secondary Plan Recommended Preferred Community Structure back to staff for revision after completion of the entire Phase 1 and 2 Study Investigation Report, including the Technical Report

with the characterization report, and the Impact Assessment report. Further, I request that once this revision is complete, it be circulated to EAC and all stakeholders, including Nature Guelph, for comment before it is submitted to Council.

Thank you for your attention.

Sincerely,

Gay Hamilton

I am a member of Nature Guelph and a citizen of Guelph. I am writing to let you know how very concerned I am about the Clair-Maltby Secondary Plan Recommended Preferred Community Concept, which Council is being asked to approve as the basis for Phase 3 of the project. Phase 2 is incomplete, and I am asking you not to approve the Concept as presented on June 14.

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entire Phase 1 and 2 Study Investigation Report, including the Technical Report with the characterization report, and the Impact Assessment report. Further, I request that once this revision is complete, it be circulated to EAC and all stakeholders, including Nature Guelph, for comment before it is submitted to Council.

Thank you for your attention.

Sincerely,

Byron Murray

* * *

Please City of Guelph do not be in such a rush to hand this area over for full development. What is destroyed in the rush for short term gain, can never be replaced. Please complete all the outstanding environmental and cultural assessments ,protect the water, the wildlife and the land - it is the heritage of our children.

Thank you,
Linda Craig

* * *

I am a member of Nature Guelph and a long-time citizen of the city of Guelph. I am writing to let you know how very concerned I am about the Clair-Maltby Secondary Plan Recommended Preferred Community Concept, which Council is being asked to approve as the basis for Phase 3 of the project. Phase 2 is incomplete, and I am asking you not to approve the Concept as presented on June 14.

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I am reminded of something that Will Rogers once said: "Buy real estate. They're not making any more of the stuff." In this case, let's PROTECT this last greenfield area with its natural heritage features and as part of our drinking water resources – the City doesn't have any any more of this stuff!

I do recognize that the City needs to accommodate the forecasted population growth within the City's boundaries, but I do not see evidence that environmental and ecological concerns have been addressed in the proposed Secondary Plan Preferred Community Concept.

The Phase 1 & 2 Technical Report, which was to provide an analysis and interpretation of monitoring data to characterize the surface water, ground water, and natural heritage components, has not been completed. The Impact Assessment Report is also outstanding. We need these reports to accurately understand how important natural features on the landscape function as part of the greater ecosystem. The maintenance and resilience of Guelph's Natural Heritage System, which in the Clair Maltby area includes the Hall's Pond Provincially Significant Wetland Complex, significant woodlands, and habitat for rare species, depends on a delicate balance of biodiversity and ecological functions. Even small disruptions to the system can cause irreversible damage, which is why it is so important to understand all the interconnected pieces before significant planning decisions are made. These characterizations and impact assessments are necessary for the City and the citizens of Guelph to make an informed decision about the secondary plan.

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I request that Council send the Clair-Maltby Secondary Plan Recommended Preferred Community Structure back to staff for revision after the completion of the entire Phase 1 and 2 Study Investigation Report, including the Technical Report with the characterization report, and the Impact Assessment report. Further, I request that once this revision is complete, it be circulated to the City's Environmental Assessment Committee (EAC) and all stakeholders, including Nature Guelph, for comment before it is submitted to Council.

Thank you for your consideration of this matter.

Sincerely,

Carol J. Koenig

* * *

Hi there, I am writing from concern that necessary reports, analysis and interpretation are not being undertaken by the city prior to going forward with stage 3 of the Clair Maltby Secondary Plan Area project.

This area includes provincially significant wetlands, rare species and significant biodiversity. As a student studying ecology and focusing in herpetology this is a large concern for me. Wetland preservation is critical as species in these sensitive ecosystems are declining.

I sincerely hope that the proper measures are taken before going ahead with stage 3.

A concerned local,

Tess Sprawson

* * *

Dear Mayor Guthrie,
I endorse the letter from Nature Guelph re. this.
Celia Gibbs

* * *

Dear Mayor Guthrie and Members of City Council:

I am a member of Nature Guelph and a citizen of Guelph. I am writing to let you know how very concerned I am about the Clair-Maltby Secondary Plan Recommended Preferred Community Concept, which Council is being asked to approve as the basis for Phase 3 of the project. Phase 2 is incomplete, and I am asking you not to approve the Concept as presented on June 14.

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The Phase 1 & 2 Technical Report, which was to provide an analysis and interpretation of monitoring data to characterize the surface water, ground water, and natural heritage components, has not been completed. The Impact Assessment Report is also outstanding. We need these reports to accurately understand how important natural features on the landscape function as part of the greater ecosystem. The maintenance and resilience of Guelph's Natural Heritage System, which in the Clair Maltby area includes the Hall's Pond Provincially Significant Wetland Complex, significant woodlands, and habitat for rare species, depends on a delicate balance of biodiversity and ecological functions. Even small disruptions to the system can cause irreversible damage, which is why it is so important understand all the interconnected pieces before significant planning decisions are made. These characterizations and impact assessments are necessary for the City and the citizens of Guelph to make an informed decision about the secondary plan.

Please, let us take the time to assess carefully how this sensitive area is to be developed.

I request that Council send the Clair-Maltby Secondary Plan Recommended Preferred Community Structure back to staff for revision after completion of the entire Phase 1 and 2 Study Investigation Report, including the Technical Report

with the characterization report, and the Impact Assessment report. Further, I request that once this revision is complete, it be circulated to EAC and all stakeholders, including Nature Guelph, for comment before it is submitted to Council.

Thank you for your attention.

Sincerely,

Judith Bell

* * *

Dear Mayor Guthrie and Members of City Council:

As a recent newcomer to Guelph, I am struck by the enormous amount of construction activity underway around the city. Across the city, housing of every type is going up. One proposed development not yet under construction that has come to my attention is Clair-Maltby. The Clair-Maltby proposed development area holds the most significant and sensitive natural features remaining within City boundaries. The designated Natural Heritage System components identified there include a provincially significant wetland complex, woodlands, wildlife corridors and groundwater recharge areas. This is an area worth careful handling.

What concerns me about the Clair-Maltby Secondary Plan Recommended Preferred Community Concept, is that members of City Council are being asked to approve Phase 3 of the project ahead of seeing the results of the Phase 1 and 2 Technical Reports. Moving forward before all steps of the assessment are completed does not make sense. Environmental characterization and assessment are a vital part of ensuring the integrity of the development process. I am therefore asking you not to approve the Concept as presented on June 14.

I urge the Council to delay a decision on the Clair-Maltby Secondary Plan Recommended Preferred Community Structure until **after** completion of the entire Phase 1 and 2 Study Investigation Report, including the Technical Report with the characterization report, and the Impact Assessment report. Once this review is complete, I request it be circulated to the City's Environmental Advisory Committee and all stakeholders for comment before it is submitted to Council.

Respectfully,

Miriam Oudejans,

* * *

Dear Mayor Guthrie and Members of City Council:

I am a member of Nature Guelph and a citizen of Guelph. I am writing to let you know how very concerned I am about the Clair-Maltby Secondary Plan Recommended Preferred Community Concept, which Council is being asked to approve as the basis for Phase 3 of the project. Phase 2 is incomplete, and I am asking you not to approve the Concept as presented on June 14.

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Thank you for your attention.

Sincerely,

Abigail Wiesner
