

Committee of the Whole Meeting Agenda

Consolidated as of December 1, 2017

**Monday, December 4, 2017 – 2:00 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.

Call to Order – Mayor

Disclosure of Pecuniary Interest and General Nature Thereof

Presentations

- 1) Recognition of staff recipients of the Diamond Water Supplier in the 2017 Mercury Tribune Reader's Choice Awards
 - 2) Recognition of full approval of the City's Official Plan Amendment - OPA 48
 - 3) Recognition of staff recipient of the Canadian Parking Association Contributing Member Award
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Consent Agenda – Governance

Chair – Mayor Guthrie

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

COW-GOV-2017.4 CAO Performance Evaluation Process

Recommendation:

1. That the revised CAO Performance Evaluation Process - Terms of Reference included as ATT-1 to report CAO Performance Evaluation Process CS-2017-86 dated December 4, 2017, be approved.

2. That the CAO Performance Evaluation Form included as ATT-2 to report CAO Performance Evaluation Process CS-2017-86 dated December 4, 2017, be approved.

COW-GOV-2017.5 Notices of Motion Review

Recommendation:

That, when introducing subject matter not on the agenda, members of Council first approach the Service Area Chair and Deputy CAO for approval to place the matter on the next relevant Committee of the Whole agenda, prior to initiating the notice of motion process, and that the Procedural By-law be amended accordingly and as outlined in ATT-1 Potential Amendment to Procedural By-law to Report No. CS-2017-73 titled 'Notices of Motion Review' dated December 4, 2017.

COW-GOV-2017.6 Striking Committee Policy

Recommendation:

That any updates in policies or process regarding the Striking Committee Policy - Councillor Appointments be considered at the time the Committee of the Whole review is provided in Q2 2018.

COW-GOV-2017.7 Public Notice Provisions Policy Review and Update

Recommendation:

That the Public Notice Provisions Policy as shown in ATT-1 to the December 4, 2017 report entitled Public Notice Provisions Policy Review and Update be approved.

Consent Agenda – Corporate Services

The following items have been extracted from Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

COW-CS-2017.21 2017 Q3 Capital Variance Report

Recommendation:

That \$2,490,000 to complete the Glenhill Drive infrastructure upgrades be approved in accordance with the funding allocation outlined in the 2017 QE Capital Variance Report (CS-2017-38) dated December 4, 2017.

COW-CS-2017.22 Update to the Tax Billing and Collection Policy

Recommendation:

That Report CS-2017-76 titled Update to the Tax Billing and Collection Policy dated December 4, 2017 be approved.

Service Area Chair and Staff Announcements

Consent Agenda – Infrastructure, Development and Enterprise

Chair – Councillor Gibson

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

COW-IDE-2017.40 Sign By-law Variances - Woodlawn Road Multi-Use Pathway

Recommendation:

1. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit a freestanding sign with a sign area of 16.7m² and a height of 7m above the adjacent roadway to be set back 1.6m from the nearest public road allowance at 367 Woodlawn Road West, be approved.
2. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit a freestanding sign with a sign area of 14m² and a height of 6.25m above the adjacent roadway to be set back 0.1m from the nearest public road allowance at 383 Woodlawn Road West, be approved.
3. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit a freestanding sign with a sign area of 14m² and a height of 6.5m above the adjacent roadway to be set back 1.6m from the nearest public road allowance at 389 Woodlawn Road West, be approved.
4. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit a freestanding sign with a sign area of 6m² and a height of 5.7m above the adjacent roadway to be set back 1.6m from the nearest public road allowance at 397 Woodlawn Road West, be approved.

COW-IDE-2017.41 Sign By-law Variances – 381 Woolwich Street

Recommendation:

1. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit a 0.85m² non-illuminated sign on an awning located over the public road allowance at 381 Woolwich Street, be approved.
2. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit a 4.2m² building sign painted directly onto the wall and over the road allowance at 381 Woolwich Street to be a height of 0.5m above the ground surface, be approved.
3. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit a 2m² building sign to be located on the second storey of the building, within 1.2m of the adjacent property and over the public road allowance of 381 Woolwich Street, be approved.

COW-IDE-2017.42 Sign By-law Variances – 345 Hanlon Creek Boulevard

Recommendation:

That the request for variance from Sign By-law Number (1996)-15245, as amended, to permit a 2.17m² non-illuminated freestanding sign at 345 Hanlon Creek Boulevard to be located 45m from a freestanding sign on the same property, be approved.

COW-IDE-2017.43 Sign By-law Variances – 630 Scottsdale Drive

Recommendation:

That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit a non-illuminated building sign with an area of 1.7m² and to be a height of 1.83m above the ground surface at 630 Scottsdale Drive, be approved.

COW-IDE-2017.44 Sign By-law Variances – 20-30 Clair Road West

Recommendation:

1. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit an illuminated freestanding sign with a sign area of 9.97m² at 20-30 Clair Road West to be setback 1.75m from the nearest public road allowance and to be a height of 6.15m above the adjacent roadway (Clair Road West), be approved.
2. That the request for variances from Sign By-law Number (1996)-15245, as amended, to permit an illuminated freestanding sign with a sign area of 7.9m² at 20-30 Clair Road West to be setback 1m from the nearest public allowance and to be a height of 6.15m above the adjacent roadway (Gordon Street), be approved.

Items for Discussion – Infrastructure, Development and Enterprise

The following items have been extracted from Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

COW-IDE-2017.45 Clair-Maltby Secondary Plan Conceptual Community Structure (staff memo attached)

Presentation:

Stacey Laughlin, Senior Policy Planner
Arun Hindupur, Supervisor, Infrastructure Engineering

Delegations:

Tullia Marcolongo, Foundation for the Support of International Medical Training
Astrid Clos
Stan Kozak

Correspondence:

Mark Cowie, Industrial Equities Guelph Corporation
Tullia Marcolongo, Foundation for the Support of International Medical Training
Heather Tremain, Options for Homes
Tony Bagnara, 1077955 Ontario Inc.
Hugh Handy, GSP Group on behalf of owners of 2187 Gordon Street
Hugh Handy, GSP Group on behalf of owners of 331 Clair Road
Hugh Handy, GSP Group on behalf of owners of 1968 and 1992 Gordon Street
Hugh Handy, GSP Group on behalf of owners of 1912 Gordon Street
Hugh Handy, GSP Group on behalf of owners of 2021 and 2093 Gordon Street
Tom Krizsan, Thomasfield Homes
Bruce and Lisa MacEachern
Jeff Neumann, Coldwell Banker Neumann
Carson Reid, Carson Reid Homes Ltd.

Recommendation:

That report IDE-2017-129 titled "Clair-Maltby Secondary Plan Conceptual Community Structure" be approved as the basis for technical studies and analysis throughout Phase 2 of the project and the development of Community Structure Alternatives.

Service Area Chair and Staff Announcements**Mayor as Chair****Chair and Staff Announcements**

Please provide any announcements, to the Chair in writing, by 12 noon on the day of the Council meeting.

Adjournment

MEMO



DATE November 29, 2017

TO **City Council**

FROM Scott Stewart, Deputy CAO

DEPARTMENT Infrastructure, Development and Enterprise

**SUBJECT Amendment to Recommendation of Report IDE-2017-129
Clair-Maltby Secondary Plan Conceptual Community Structure**

REVISION

The following revision is being made to the Recommendation of Report IDE-2017-129 dated December 4, 2017:

Recommendation

1. That report IDE-2017-129 titled "Clair-Maltby Secondary Plan Conceptual Community Structure" be approved as the basis for technical studies and analysis throughout Phase 2 of the project and the development of Community Structure Alternatives.


EXPLANATION

The revised recommendation proposes to approve the overall report and clarifies that the report, which includes the Conceptual Community Structure (CCS), will be used as the basis for technical studies and analysis throughout Phase 2 and the development of up to three Community Structure Alternatives. It is anticipated that the Community Structure Alternatives will generally build on the CCS and the general land use pattern, road network and community elements that form the CCS. This is consistent with the Council approved Terms of Reference for this study.

The wording included in Report IDE-2017-129 recognizes that flexibility is built in to Clair-Maltby Secondary Plan CCS and the revised recommendation more appropriately recognizes the flexibility and the process.

AMENDED PRESENTATION

In order to present the amended recommendation to Council, a revised presentation is being provided.



Scott Stewart, C.E.T.
Deputy CAO

Infrastructure, Development and Enterprise

T 519-822-1260 x3445
E scott.stewart@guelph.ca

C: Todd Salter, General Manager, Planning, Urban Design and Building Services
Kealy Dedman, General Manager/City Engineer, Engineering and Capital Infrastructure Services
Melissa Aldunate, Manager, Policy Planning and Urban Design
Terry Gayman, Manager, Infrastructure, Development and Environmental Engineering
Stacey Laughlin, Senior Development Planner
Arun Hindupur, Supervisor, Infrastructure Engineering

INDUSTRIAL EQUITIES GUELPH CORP.

November 24, 2017

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**

I am the President of Industrial Equities Guelph Corp (IEGC), the owner of the Southgate Business Park (Southgate) located between the Hanlon Expressway and the Clair-Maltby Secondary Plan (CMSP lands) area. I began the formal planning process with the City of Guelph for the Southgate lands in 2005, although due diligence and other work occurred well in advance of 05 as we assembled and acquired five separate parcels of land over time to achieve the significant and developable parcel of land now known as Southgate Business Park. Notwithstanding our best efforts and millions of dollars expended on approvals and various studies required by the City and Province, we have been unable to attract any employment users to our Phase 2 lands which abut those being considered for employment use under the Clair Maltby Secondary Plan. Not one sale period. At the present time we have no interested parties in our lands which abut the CMSP lands.

I have reviewed the Clair-Maltby Secondary Plan Conceptual Community Structure Plan before the Committee of the Whole for approval and was quite surprised and concerned to see Employment lands proposed to the east of the Southgate Business Park. The CMSP lands highlighted as employment uses are clearly not appropriate for employment use for a number of reasons as follows;

- (i) The CMSP proposed employment lands are small in size, irregular in configuration and do not lend themselves to the larger building footprints required by the employment users which are interested in competing South Guelph locations.
- (ii) The CMSP proposed employment lands are surrounded by environmental features, are not flat, have poor access and I predict will not be taken up by employment uses. In my experience on the Southgate lands abutting the subject lands, the costs of servicing these lands to industrial standards exceeds their value which makes them uneconomic and impractical for employment uses. This economic gap has not improved in the 12 years that I have been in the Guelph market, as the growth in costs of servicing has exceeded the growth in the market value of employment lands in Guelph.
- (iii) Given the strict development requirements imposed on employment developers in Guelph, I see these proposed employment uses being so challenging that they will never be developed. Based on my experience in the Guelph market and in particular reference to the IEGC lands immediately abutting the subject (30 +/- acres), this is a very real possibility.

- (iv) Access from Maltby Road to the Hanlon Expressway will be closed in the future. Truck traffic from this proposed Employment Area will not have reasonable access to the Hanlon; a key decision factor in Employment users' decisions for locations. Poor access with no exposure to the Hanlon will significantly reduce their marketability to potential employment users.
- (v) The Clair-Maltby Secondary Plan proposes residential across the street from these Employment lands with no consideration of the MOECC separation criteria between employment uses and sensitive land uses such as residential.
- (vi) When the Southgate Business Park went through the planning process, IEGC had to deal with concerns from the County of Wellington, the Township of Puslinch and the residents of Puslinch who live along the south side of Maltby Road who were quite vocal in their opposition. I do not see any reason that will be changing with the proposal by the City to increase the Employment lands in this area.

If these lands are designated as Employment, it will mean the City of Guelph completely disregarded the basic economic and employment drivers of employment users considering Guelph. As a result, it will take a Municipal Comprehensive Review to convert this designation back to residential. In the meantime the land will sit vacant for years (as IEGC has for 12 and likely many more) during which time the land is producing no jobs and no assessment for the City of Guelph.

The City has had the Employment Lands Strategy Phase 2 prepared which concludes in section 12.2 that, "As of 2031, a net surplus of 44 net hectares (of employment lands) has been identified." The City does not require additional Employment land. It has a surplus and in fact should be taking action to make these existing lands more marketable to employment uses.

I am requesting that Council direct staff to remove these Employment lands from the Clair-Maltby Secondary Plan area.

Yours truly,



Mark Cowie, President
Industrial Equities Guelph Corporation

November 30, 2017

Committee of the Whole
Guelph City Hall
1 Carden Street
Guelph, ON N1H 3A1

Dear Mayor Guthrie and Members of Council,

**RE: Clair-Maltby Secondary Plan Conceptual Community Structure:
COW-IDE-2017.45**

I am writing on behalf of the Foundation for the Support of International Medical Training (FSIMT), landowner of 2162 Gordon Street. Our foundation strongly objects to the proposed north-south street and cycling network east of Gordon Street on the basis that it will have a direct negative impact on the cultural heritage landscape and provincially significant wetlands on our property.

The Foundation will be adversely affected if the road is included in the Clair-Maltby secondary plan. It will prevent us from developing the property into a signature cultural and natural heritage site, and a community hub in south Guelph; a site that will provide public and work space, urban agriculture amenities, and public access to existing trails for recreational and educational purposes.

Cultural Heritage Landscape

The proposed street bisects a cultural heritage landscape intended to be designated under the Ontario Heritage Act which City Council approved in June 2011. According to Guelph's Senior Heritage Planner, the site is "*Guelph's best remaining example of a mixed-use agricultural farm which defined the rural landscape of Wellington County beginning in the mid-nineteenth century.*" Proposing this north/south road disregards Council's affirmation to designate this culturally important site.

Our non-profit Foundation has invested considerable resources to meticulously restore the heritage buildings and maintain the rural landscape with the understanding that it contributes to a resilient urban community. In fact, the Clair-Maltby Cultural Heritage Resource Assessment Report states that "*the scope of that designation, including the property's range of heritage attributes, should be understood as it relates to development of land use planning objectives in the Clair-Maltby secondary plan area.*"

Natural Heritage System

The proposed street is also placed on an existing ecological linkage directly adjacent to provincially significant wetlands and woodlot. It also puts in jeopardy the Foundation's plans to put a conservation easement on its property.

The Foundation has also invested significant capital to protect the wetlands and woodlot as identified in the city's natural heritage system. In fact, we have protected these features as neighbouring developers have altered provincially significant wetlands and clear-cut woodlots on their properties within the NHS boundary.

The Clair-Maltby Vision and Guiding Principles call for a green and resilient neighbourhood that is able to *“protect, maintain, restore and where possible improve water resources and the Natural Heritage System.”* The proposed road would irreparably harm the most sensitive part of the wetland – the link between ponds on our property and Hall's Pond.

Achieving a balanced and interconnected neighbourhood should not come at the expense of permanently altering a cultural heritage landscape and natural area that contributes to a livable and sustainable community. If the road is placed on the Foundation's property, Guelph residents will lose one of the last remaining cultural and natural heritage features that exemplify Guelph's farming history and commitment to urban sustainability.

We would like the following questions addressed as part of the due diligence process:

- What evidence was taken into account to consider the property's cultural heritage attributes when proposing the street and cycling network?
- What factors were considered for proposing a road on an ecological linkage which connects two ecologically significant areas identified in the natural heritage system?
- Other than connectivity, what are the reasons for building a road through an identified cultural heritage landscape and provincially significant wetlands?

Our plans to develop and conserve various aspects of the property do not align with the current Conceptual Community Structure report. As a landowner, the Foundation requests to be consulted on all matters that directly affect its interests in the property. We will work closely with staff to identify any issues that impede the Foundation's goal to provide a unique resource for Guelph residents with the intention of moving ahead in agreement throughout the planning process.

Sincerely yours,



Tullia Marcolongo
Executive Director

Cc: Stacey Laughlin, Senior Policy Planner
Abby Watts, Policy Planner
Arun Hindupur, Supervisor, Infrastructure Engineering
Stephen Robinson, Senior Heritage Planner
David Beaton, Supervisor Natural Areas Stewardship
Michael Witmer, Planner II Development
Karl Wettstein, Councillor, Ward 6
Mark MacKinnon, Councillor, Ward 6
Leanne Piper, Councillor, Ward 5



It **is** possible.

468 Queen St. E., Suite 310
Toronto, Ontario M5A 1T7

T 416.867.1501 F 416.867.1743
E office@optionsforhomes.ca

optionsforhomes.ca

November 29, 2017

Committee of the Whole
City of Guelph
1 Carden St
Guelph, ON, N1H 3A1

RE: COW-IDE-2017.45 Clair Maltby Secondary Plan Conceptual Community Structure

Dear Members of the Committee,

We are writing with regards to the Clair-Maltby Secondary Plan Community Structure which will be brought forward for your approval on December 4th 2017.

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.

Options for Homes has an interest in a 35-acre portion of 2162 Gordon Street, currently owned by the Foundation for the Support of International Medical Training (FSIMT). This site falls approximately in the centre of the Clair-Maltby study area. As a stakeholder, Options for Homes has been participating within the city's Community Working Group. We are very excited about the opportunity this site and the secondary plan vision represents, as we understand that home ownership is increasingly difficult for households wishing to transition to ownership and settle in Guelph. Our intention is to offer down payment assistance to every purchaser within our development, which could allow access to ownership for hundreds of households.

While we applaud the work of City staff on developing a structure which takes into consideration the significant rural-to-urban transition that will occur here, we would like to highlight a few key items in the Conceptual Community Structure which are concerning:

Proposed Road Within the Cultural Heritage Landscape

Options has been working closely with FSIMT on the overall vision for 2162 Gordon Street. As reflected in the City's report, approximately 20 acre of the site is in the process of being protected pursuant to the Ontario Heritage Act as a Cultural Heritage Landscape. FSIMT intends to protect a sizeable amount of the heritage and landscape features, and to create a community hub which will provide much needed amenities. The affordable housing which Options will develop will be designed with regards for the cultural heritage landscape, and will both support and be supported by the community uses. What is concerning in the Conceptual Community Structure plan is the road which is shown going through the Cultural Heritage Landscape. FSIMT and Options feel this is not necessary

nor an appropriate location, and believe it would compromise the landscape which the City has agreed should be preserved.

Gordon Street Frontage

We note that the Conceptual Community Structure loads the majority of the high density and mixed use land uses along the Gordon Street corridor. Given the transit and transportation infrastructure planned for Gordon Street we view this to be an appropriate vision for Gordon Street. What requires further discussion, however, is the relationship between the Natural Heritage Systems which are shown straddling the road and the future fully-developed Gordon corridor. Specifically regarding the Natural Heritage System shown just south of the Cultural Heritage Landscape, we do not believe that on its own it will operate as a viable trail crossing or wildlife corridor, given the volume of activity planned for Gordon Street, and the differing grades on either side of Gordon. We would ask staff to consider shifting the Natural Heritage System northward, so that it would abut the cultural heritage boundary, which will itself preserve the existing landscape and thereby provide naturalized areas to support trail and wildlife activity.

Consideration of Ownership Fabric

At the November 28th Community Working Group / Technical Advisory Group meeting it was clarified that staff have not yet examined the proposed Conceptual Community Structure against the current ownership fabric. We understand that this will be undertaken as part of the next phase, and would encourage the City to understand that data layer and the implications of the land uses and mobility network as proposed. For 2162 Gordon Street in particular, the Conceptual Community Structure sterilizes almost the entirety of the Gordon Street frontage, and does not include a road connection to Gordon or in fact any existing road. We would ask that the City consider allowing for a road connection to Gordon from the southern portion of the FSIMT site, as well as additional residential land uses, reflective of the already proposed high-density and mixed-uses along the Gordon corridor.

While many stakeholders are involved and much transition will occur across the 520 hectares of the secondary plan area, we feel strongly that the combined intentions of both FSIMT and Options for Homes will be a unique project within the broader community. We hope the City is similarly excited about the community and affordability opportunities that our project will generate and we look forward to continuing to work with staff on the next phase of the secondary plan.

Regards,

A handwritten signature in black ink, appearing to read 'Heather' followed by a stylized surname.

Heather Tremain
CEO, Options for Homes

1077955 Ontario Inc.

30 Kathleen Street
Guelph, Ontario
N1H 4Y2

November 29, 2017

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 are the owners of 2270 Gordon Street a 32.6-hectare property located within the Clair-Maltby Secondary Plan area at the north-east intersection of Gordon Street and Maltby Road. We are pleased that the Secondary and MESP process is proceeding. We would however, like to share a concern that we have with the proposed recommendation before the Committee of the Whole. The recommendation recommended by staff 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."

The Clair-Maltby Secondary Plan Conceptual Community Structure was not presented to the landowners by staff for comments prior to being presented to Council for approval. The Clair-Maltby Secondary Plan Conceptual Community Structure was presented to the Technical Advisory Group and the Community Working Group on November 28, 2017 after report IDE-2017-129 was released with the staff recommendation to approve the Clair-Maltby Secondary Plan Conceptual Community Structure.

The staff report IDE-2017-129 acknowledges the following;

- None of the technical studies (EIS, Servicing, Stormwater, Traffic etc.) have been completed to assess what is an appropriate Conceptual Community Structure.
- It has not yet been determined if redevelopment of the Rolling Hills area should be planned for.
- The number of required school sites may change.
- Refinements may include changes to the Employment areas.

We do not wish to delay the Clair-Maltby Secondary Plan process. On that basis, we are proposing a rewording of the staff recommendation. Approving the report is consistent with the Clair-Maltby Terms of Reference. Our concern is that the Conceptual Community Structure **Plan**, that has not been technically or publicly vetted, is being recommended for approval. We are proposing that the revised recommendation be;

"That the report dated December 4, 2017 IDE-2017-129 titled Clair-Maltby Secondary Plan Conceptual Community Structure be approved to inform the technical studies and analysis and the development of Community Structure Alternatives for the Clair-Maltby study area."

Yours truly,

1077955 Ontario Inc.



Per: Tony Bagnara
tbagnara@avilagroup.ca
416-637-8332



SHAPING GREAT COMMUNITIES

December 1, 2017

Project No. 17205

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 2187 Gordon Street.

We appreciate the work completed to date in preparing the Conceptual Community Structure. We are generally in support of the land use direction for 2187 Gordon Street, 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.

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.

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

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

Yours truly,
GSP Group

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. Client

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.

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 that reads "Hugh Handy". The signature is fluid and cursive, with a period at the end.

Hugh Handy, MCIP, RPP
Senior Associate

cc. Client

December 1, 2017

Project No. 17367

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 1968 Gordon Street and 1992 Gordon Street (“the Property”).

We appreciate the work completed to date in preparing the Conceptual Community Structure. We are generally in support of the land use direction for 1968 Gordon Street and 1992 Gordon Street, subject to the “Next Steps” in the above-noted in the 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 supportive of a north-south road connection through the Property. It is our understanding that the “Proposed Trail Network” and “Active Transportation Linkage” shown on the Property are to be combined with a “Proposed Street and Cycling Network”. We are supportive of examining all alternatives.

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.

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

Yours truly,
GSP Group

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Hugh Handy, MCIP, RPP
Senior Associate

cc. Client



SHAPING GREAT COMMUNITIES

December 1, 2017

Project No. 14143

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 1912 Gordon Street (the "Property").

We appreciate the work completed to date in preparing the Conceptual Community Structure. We are generally in support of the land use direction shown for 1912 Gordon Street, subject to the "Next Steps" in the above-noted in the 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.

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.

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

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

Yours truly,
GSP Group

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. Client



SHAPING GREAT COMMUNITIES

December 1, 2017

Project No. 16129

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 2021 Gordon Street and 2093 Gordon Street.

We appreciate the work completed to date in preparing the Conceptual Community Structure. We are generally in support of the land use direction for 2021 Gordon Street and 2093 Gordon Street, 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.

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.

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

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

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162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

Yours truly,
GSP Group

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. Client



November 29, 2017

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 (CCS) Plan**

Dear Mayor Guthrie and Members of Council,

Thomasfield Homes Limited is the owner of two parcels of land within the Clair-Maltby Secondary Plan Area (CMSP) being the lands located at 99 Maltby Road West, and 2054 Gordon Street (Springfield Golf and Country Club) together these properties represent 73.7 hectares (182 acres) within the secondary plan area.

We have reviewed staff report 1DE-2017-129 and have two concerns. Our first concern is the proposed recommendation in the staff report being:

"That the Clair-Maltby Secondary Plan Conceptual Community Structure be approved as outlined in report IDE-2017.129"

We have concerns that Council is being asked to *approve* the Conceptual Community Structure; a plan which was not presented to landowners prior to seeking approval from Council. The Conceptual Community Structure plan was only presented to members of the Technical Advisory Group and Community Working Group on November 28, 2017 after report 1DE-2017-129 was released. Although we do not wish to delay the secondary plan process, we suggest that the recommendation of report 1DE-2017-129 be revised to the following:

"That the Clair-Maltby Secondary Plan Conceptual Community Structure, as created through the visioning process, be further refined through public, stakeholder and technical review as outlined in the December 4, 2017 IDE-2017-129 titled Clair-Maltby Secondary Plan Conceptual Community Structure."

Staff report IDE-2017-129 acknowledges the following;

- None of the technical studies (EIS, Servicing, Stormwater, Traffic etc.) have been completed to assess what is an appropriate Conceptual Community Structure;
- It has not yet been determined if redevelopment of the Rolling Hills area should be planned for;
- The number of required school sites may change; and
- Refinements may include changes to the Employment areas;

We wish to propose a rewording of the staff recommendation. Approving the report is consistent with the Clair-Maltby Terms of Reference. Our concern is that the Conceptual Community Structure Plan, has not been technically or publicly vetted, is being recommended for approval. We are proposing that the revised recommendation be revised to the following:

“That the report dated December 4, 2017 IDE-2017-129 titled Clair-Maltby Secondary Plan Conceptual Community Structure be approved to inform the technical studies and analysis and the development of Community Structure Alternatives for the Clair-Maltby study area.”

Our second significant concern is specific to our landholdings at 99 Maltby Road West. The Conceptual Community Structure plan identifies proposed “Employment” lands on the western portion of our property. Our concern is that this is an ill-suited location for employment lands for the following reasons:

- There is an abundance of available serviced employment lands in south Guelph with the Hanlon Creek Business Park and Southgate Business Park. Further, the City also recently designated a large area of additional employment lands within the Guelph Innovation District;
- Report IDE-2017-129 indicates that “[t]he amount of employment land required is to be confirmed through the city-wide Employment Lands Update”. It is premature to designate employment lands on the Conceptual Community Structure plan in the absence of this assessment;
- Notwithstanding the city-wide Employment Lands Update, the City’s Employment Lands Strategy Phase 2 concluded that, “As of 2031, a net surplus of 44 hectares (of employment lands) has been identified” (Section 12.2). As such, the City does not need additional employment lands within the Clair-Maltby Secondary Plan Area;
- The proposed location of employment lands on 99 Maltby is small and irregularly shaped and not conducive or attractive to employment users due site configuration, low visibility and being mid-block between Gordon Street and the Hanlon;
- The proposed location of employment lands on 99 Maltby has considerable grading constraints and is adjacent to existing environmental land uses, making low impact development for employment uses unattainable due to the extensive grading required;
- There are existing residences within the proposed employment designation, adjacent to it, and across the road. The existing residences will effectively prevent these lands from being used for employment uses since MOECC setbacks are required to sensitive land uses;
- The Conceptual Community Structure plan proposes residential uses adjacent to the proposed employment area with no consideration of how employment lands will interface with more sensitive land uses; and
- There are plans in place to eliminate the access to the Hanlon from Maltby Road. This will create concerns for adequate truck access. Businesses like to have high visibility on major roadways like the Hanlon. The proposed mid-block location will not provide that visibility.

We request that Council direct staff remove the employment lands designation on 99 Maltby from the Conceptual Community Structure plan and secondary plan area and revise the proposed recommendation contained in 1DE-2017-129 as noted above.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Krizsan", with a long horizontal stroke extending to the right.

Tom Krizsan

President

Bruce and Lisa MacEachern

Puslinch, ON

November 28, 2017

Guelph City Hall
1 Carden St
Guelph, ON
N1H 3A1

Attention: Mayor Cam Guthrie and Members of Council

RE: Clair-Maltby Secondary Plan Conceptual Community Structure

We are residents of Puslinch Township along Maltby Road West. We understand that the city is preparing a secondary plan for the Clair-Maltby area and that the recommended Conceptual Community Structure identifies proposed employment lands across from our home.

We have concerns with the location of employment lands on Maltby Road West, across from our property for a variety of reasons:

- the city already has a large supply of available employment lands in the Hanlon Business Park and Southgate Business Park
- locating employment lands adjacent to existing residences and environmental features is a concern and does not provide a good transitional interface between the city boundary and Puslinch
- we have concerns with additional truck traffic on Maltby Road especially when there are plans to close the Maltby Road access with the Hanlon
- the topography in the south end of Guelph does not lend itself well to employment land users who usually require large flat parcels of land, close to major roadways for exposure and visibility.

We would appreciate a response to our letter of objection with regards to this proposed amendment to the zoning of the lands across from our home.

Sincerely yours,

Bruce and Lisa MacEachern

November 29, 2017

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 are the owners of 132 Clair Road W, between Longo's and the EMS, with the majority of our lands being within the Clair-Maltby Secondary Plan area.

We are pleased that the Secondary and MESP process is proceeding. We would however, like to share a concern that we have with the proposed recommendation before the Committee of the Whole. The recommendation recommended by staff 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."

The Clair-Maltby Secondary Plan Conceptual Community Structure was not presented to the landowners by staff for comments prior to being presented to Council for approval. The Clair-Maltby Secondary Plan Conceptual Community Structure was presented to the Technical Advisory Group and the Community Working Group on November 28, 2017 after report IDE-2017-129 was released with the staff recommendation to approve the Clair-Maltby Secondary Plan Conceptual Community Structure.


The staff report IDE-2017-129 acknowledges the following;

- None of the technical studies (EIS, Servicing, Stormwater, Traffic etc.) have been completed to assess what is an appropriate Conceptual Community Structure.
- It has not yet been determined if redevelopment of the Rolling Hills area should be planned for.
- The number of required school sites may change.
- Refinements may include changes to the Employment areas.

We do not wish to delay the Clair-Maltby Secondary Plan process. On that basis, we are proposing a rewording of the staff recommendation. Approving the report is consistent with the Clair-Maltby Terms of Reference. Our concern is that the Conceptual Community Structure **Plan**, that has not been technically or publicly vetted, is being recommended for approval. We are proposing that the revised recommendation be;

"That the report dated December 4, 2017 IDE-2017-129 titled Clair-Maltby Secondary Plan Conceptual Community Structure be approved to inform the technical studies and analysis and the development of Community Structure Alternatives for the Clair-Maltby study area."

Yours truly,


Jeff Neumann

(0709.Clair-Maltby letter to Council.doc)

November 29, 2017

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 are the owners of a property at 2007 Victoria Road located within the Clair-Maltby Secondary Plan. We are pleased that the Secondary and MESP process is proceeding. We would however, like to share a concern that we have with the proposed recommendation before the Committee of the Whole. The recommendation recommended by staff 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."

The Clair-Maltby Secondary Plan Conceptual Community Structure was not presented to the landowners by staff for comments prior to being presented to Council for approval. The Clair-Maltby Secondary Plan Conceptual Community Structure was presented to the Technical Advisory Group and the Community Working Group on November 28, 2017 after report IDE-2017-129 was released with the staff recommendation to approve the Clair-Maltby Secondary Plan Conceptual Community Structure.

The staff report IDE-2017-129 acknowledges the following;

- None of the technical studies (EIS, Servicing, Stormwater, Traffic etc.) have been completed to assess what is an appropriate Conceptual Community Structure.
- It has not yet been determined if redevelopment of the Rolling Hills area should be planned for.
- The number of required school sites may change.
- Refinements may include changes to the Employment areas.

We do not wish to delay the Clair-Maltby Secondary Plan process. On that basis, we are proposing a rewording of the staff recommendation. Approving the report is consistent with the Clair-Maltby Terms of Reference. Our concern is that the Conceptual Community Structure **Plan**, that has not been technically or publicly vetted, is being recommended for approval. We are proposing that the revised recommendation be;

"That the report dated December 4, 2017 IDE-2017-129 titled Clair-Maltby Secondary Plan Conceptual Community Structure be approved to inform the technical studies and analysis and the development of Community Structure Alternatives for the Clair-Maltby study area."

Yours truly,



Carson Reid

(0709.Clair-Maltby letter to Council.doc)