

Yorklands Green Hub Innovating, Educating and Collaborating to open Green doors to the future

Our Goal

To create for Ontario's public domain a self-sustaining education, demonstration, and research hub that will focus on sustainable local food production, wise water use & water protection and renewable energy technologies.

The dynamic trio of food, water and energy best practices for the future will bring together businesses, organizations, and people of all ages and interests – to learn, work, share and innovate, with the common purpose of being engaged stewards of our land, food, water, and energy resources.

Who we Are

Yorklands Green Hub is a new non-partisan citizens group that is promoting the repurposing of a portion of the Guelph Correctional Centre (GCC) part of the City of Guelph Innovation District (GID).

Our group formed in May after we learned of the provincial initiative to consider ideas/proposals for adaptive reuse or development of the GCC lands and buildings in the near future. We gave a proposal first to our MPP Hon. Liz Sandals, who encouraged us to ensure that there was community support (to date over 600 have signed a petition as supporters) Ms. Sandals supports the YGH idea for re-purposing this small part of the Guelph Correctional Centre.

Our group formed after a meeting of the Environmental domain of the Guelph Wellbeing Initiative, where participants shared our great concerns for the environmental challenges of the future. We are grateful to the City of Guelph for its foresight in funding such an innovative initiative.

What we have asked of Infrastructure Ontario

An Expression of Interest has been submitted to Infrastructure Ontario to enable Yorklands to have secure long term access to a 36 acre parcel of the GCC which is currently designated as 'undevelopable land'; sole use of the Superintendent's House and the Gate House and partnered use of the GCC Administration building, as provincial exhibition site for best practices of environmental innovators,

What we have achieved in a very short time frame

- Our coordinating committee has met almost weekly since the early summer and will soon morph into the board of directors of a non profit organization
- We have developed a vision, mission, short, medium and long term goals for the organization. We have developed the framework of a strategic plan
- From the outset we have been committed to working collaboratively with other organizations and encouraging them to work with us to make Yorklands Green Hub a reality. Our outreach team has met with organizations with similar goals for explore a spectrum of relationships from supporters, to collaborators, to partnerships, the following organizations have formally supported YGH:

FarmStart, Future Watch, Transition Guelph, NetZeroCity- Guelph, Guelph Environmental Leadership, Grand River Environmental Network, Guelph Centre for Urban Organic Farms, Eden Mills Going Carbon Neutral, Food and Water First, Council of Canadians - Ontario Chapters, Guelph Wellington Coalition for Social Justice, Ontario Agricultural College, Rene Van Acker, Associate Dean of plant agriculture, International Institute for Critical Studies in Improvisation – through its Improvisation Community and Social Practice wing (University of Guelph). In addition we are building relationships with the Grand River school boards to explore how their students may learn on site.

- We are constantly building our volunteer base, taking counsel and advice from experts in many fields including urban farming, hydrology, energy alternatives, builders, planners, engineers, heritage experts in repurposing historic sites.
- The University of Guelph have researched and written up a literature survey for YGH, of models in the field, promising and emerging good practice
- We are developing a business plan, and here we have asked for help from the private sector to develop a business plan that is both feasible and sustainable – we are exploring with funders from all sectors (foundations, public and corporate) how we they are able to help us not just with funding (although that is extremely important), but with in-kind support – business planning is one such task.

What will Yorklands Green Hub be:

- A one stop shop for citizens that promotes innovative, sustainable and resilient food production, wise water use & conservation, and energy conservation and energy alternatives.
- A place that fosters increased citizen engagement in building strong, resilient, safe, healthy and inclusive communities.
- A collaborative cluster of organizations and businesses working together to make our shared goals become our new norm
- A launching pad for students, families, tourists, organizations, and individuals to visit, become inspired, and learn take-home solutions that will benefit the health of our environment and society.
- An inspiration and a model for the city of Guelph's goal of becoming more carbon neutral
- A cluster of business and organizations which will attract new green business to Guelph
- A source of quality green industry employment
- A heritage site that honours the value of the GCC site and contributes to its repurposing for the 21st century

We believe that the Yorklands Green Hub vision aligns with the vision and principles of the city for the GID to:

- Create sustainable and energy efficient infrastructure
- To Protect what is valuable
- Grow innovative business and employment opportunities
- Promote a healthy diversity of land use and densities
- Establish a balanced mobility system
- Create an attractive and memorable place

Our Ask

That Council work with Yorklands Green Hub to ensure that the land and buildings are secured for the purposes we have outlined and to direct city staff to work with us to make it happen.

November 28, 2013

Mayor and Members of Guelph City Council

I am here representing 2 Properties.

728 Victoria Road South
25.471 Acres

555 Stone Road East
20.34 Acres

I would like at this time to discuss at this time the History of the Annexation of these lands (4,300 acres of the Total Annexation) in April of 1993 from the Township of Puslinch.

In 1992 - 1993 I was the Planning Director of the City of Guelph, and I was in charge of the process for the Annexation.

I was also in charge of the Team of Professionals : Planning, Engineering. Public Participation. Environmental. and Visual Design.

Numerous Meetings were held with the land owners in 1992 - 1993.

There were approximately 80 land owners that attended all the meetings at the Victoria Park Golf Course Hall.

We had a Basic Concept Plan for this area. This included a Gateway Concept for this area.

The Land Uses that we presented were Retail - Commercial land uses at the Stone Road and Victoria Road Quadrant, and Residential Land Uses.

We tabled a Gateway Concept for the intersection of Stone Road and Victoria Road Quadrant.

There were no Employment or Industrial Land Uses, since these Land Uses were south of Clair Road and were later defined in the South Guelph Secondary Plan Area.

The Land Owners were content with the Land Uses that we proposed, and as such there were no objections filed, and no appeals.

The Annexation was not contested.

I have discussed this matter with Joan Jylanne and Tod Salter and we are arranging a meeting with myself, the 2 land owners Joan Jylanne , Tod Salter, and the 2 Ward 1 City Council Members.

The issues relate to the removal of the Employment Mixed Use 1 proposed designation for these 2 properties.

The enlargement of the Mixed Use Corridor for both properties.

Further, that the Residential Land Use Designation be Expanded for these 2 properties in place of the removed Employment Mixed Use 1 .

The residential area for 728 Victoria Road South would be for higher density residential development in the form of High Rise Development limited to 10 Stories in height.

The residential area for 555 Stone Road East would be for Residential Town Houses.

I am attaching all the submissions that have been made for these 2 properties for your information.

In closing , I am confident that we can resolve these issues.

A handwritten signature in black ink that reads "Mario Venditti". The signature is written in a cursive, flowing style.

Mario Venditti HBA MA

cc

Richard Tufford

January 11, 2012

Joan Jylanne
Senior Policy Planner
City Hall
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Re: Property at 555 Stone Road East
20.34 Acres (8.23 HA)

Sand and Gravel, Mulches

The purpose of this submission is further to our meeting of Wednesday 21,2012 where I discussed the designation of these lands for Medium Density Residential development as a future land use.

This property is adjacent to 728 Victoria Road South (Pidel Homes) of which the 15 acres on the rear of the property is recommended to be designated for High Density Residential development.

This would provide a future compatible Land Use at this prime NODAL area at Stone Road East, and Victoria Road South.

There currently 3 existing Residential properties at this location.

I have discussed with you and Jim Riddell at numerous meetings that the Concept Plan for the 1993 Annexation was to make this area as a GATEWAY in the City of Guelph.

In the new terminology it would now be classified as a NODE.

This property was designated Aggregate Extraction in OPA 2, South Guelph Secondary Plan (1998), and is currently ZONED Aggregate Extraction (EX) Zone.

The property directly adjacent to the east (22 acres) is Significant Natural Area with one house.

This would provide a Natural Buffer to the uses that are planned to the West of this property.

In conclusion, the Medium Density Residential Development that is proposed would be a compatible land use to the adjacent lands that are planned for High Density Residential development.

This would also comply with the concept of the 1993 Annexation of the Gateway or Nodal concept.

I would therefore request that land be designated as Medium Density Residential in the York District Secondary Plan.

This is my FIRM position on this matter.

Mario Venditti HBA MA

cc Jim Riddell
Jim Furfaro

A handwritten signature in black ink that reads "Mario Venditti". The signature is written in a cursive, flowing style with a large initial "M".

STONE RD. E

150'/45.7m

250'/76.7m

125'/38m

340'/103.6m

500'/152.4m

350'/106.7m

350'/106.7m

350'/106.7m

2.07 ac

1.04 ac

527

579

707

1.2 ac

2.02 ac

125'/38m

717

20.34 ac

22.3 ac

360'/109.7m

555

721

350'

106.7m

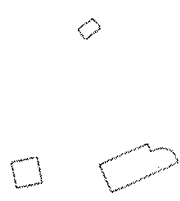
300'/91.4m

190'/58m

25.1 ac

1190'/363m

760



To: City Council

From: H.R. Whiteley

December 2 2013

RE: Guelph Innovation District Secondary |Plan Amendment :OPA No. 54

A large proportion of the area subject to the provisions of OPA 54 is the Eramosa River Valley and valleyland along its tributaries. The first principle enunciated for the Secondary Plan is, quite properly, to Protect What is Valuable. The specific objectives are to:

- a) Preserve and enhance the extensive *Natural Heritage System*, including the Eramosa River Valley which is designated as a Canadian Heritage River.**
- b) Respect the existing topography and sightlines, including *public views* and *public vistas* of the Eramosa River, Downtown and the historic Reformatory Complex.**
- c) Ensure compatible public access opportunities to the *Natural Heritage System* and *cultural heritage resources* and promote their celebration, especially river vistas and edges, the Provincially Significant Earth Science *Area of Natural and Scientific Interest (ANSI)*, and the historic Reformatory Complex.**

These are important objectives since the beauty of this stretch along the Eramosa Valley has been celebrated for over 150 years. A City of Guelph Directory for 1870 begins by noting the beauty of this river vista as the most distinctive feature of the City and describes a favourite recreational activity as boating up the Eramosa to "Paradise", a natural meadow just upstream of Victoria Road.

In order for the Secondary Plan to meet these objectives it must incorporate these two basic planning policies:

- The Secondary Plan must establish a minimum setback of development of 30 m from the top of slope along the full length of the river corridor**
- The Secondary Plan must minimize the crossings of the river between Stone Road and Victoria Road .**

With regard to the first policy, a 30 m setback of development from the top of slope the critical locations include the Cargill Meat Solutions Property, the Polymer Distribution Inc Property and the portion of the west bank of the Eramosa River in the vicinity of the eastward extension of College Avenue where the protected area does not extend even to the top of slope.

This provision of a 30 m setback of development for the Cargill and PDI properties would be applied in the future when these properties are no longer needed for the present industrial use and redevelopment to a riverside appropriate use is being considered. Although this is a future application of policy the Secondary Plan should explicitly state this requirement for redevelopment to facilitate appropriate decision-making at the time of redevelopment.

The Secondary Plan as written is ambiguous about the extent of connectivity desired between the east bank portion and the west bank portion of the GID. The presence of the Eramosa River Valley as a longitudinal, but not transverse link, and the requirement to maintain the existing integrity of the longitudinal linkage (with only one existing crossing, the Guelph Junction Railway, between Stone Road and Victoria) results in the requirement that the two portion of the GID be developed as separate nodes, one serviced by York Road and Watson Parkway, the other by Victoria Road and Stone Road.

It may be that once final plans are prepared for the two nodes a single connective element for movement of people across the river could be considered. It is appropriate to make allowance for such a linkage in general terms in the Secondary Plan but a decision about the specifics of any linkage should be made late in the planning process and be dependent on the confirmation of the necessity, utility, and environmental soundness of the proposed linkage.

Her Worship the Mayor and
Councilors of the City of Guelph
City of Guelph, City Hall
59 Carden Street,
Guelph, ON N1H 3A1

November 28, 2013

Re: Official Plan Amendment 54 - Guelph Innovation District Secondary Plan

Dear Mayor and Council,

It has been 20 years since my father's lands of Stone Road East have been annexed into the City of Guelph. During most of this time our lands were classified as 'Special Study' and we have been locked out of any type of development during this period. With the latest definition of 'Glenholm Estate Residential' contained in the Secondary Plan we see some promise toward developing these lands during our lifetime. I am pleased to inform you that City Staff have been proactive in working with the landowners to come to some mutually agreeable conclusions as directed by Council back in the fall of 2012. I think we are going down the right path and progress is being made. I'd like to thank Council and Staff for listening to myself and other land owners during this process.

My regrets for not passing this message in person.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Alex Drolc', written in a cursive style.

Alex Drolc & Family

BY E-MAIL

November 28, 2013

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

Dear Sir/Madam:

**Re: Proposed OPA 54 to Incorporate Guelph Innovation District
Secondary Plan into City of Guelph Official Plan**

Infrastructure Ontario (IO) and its planning consultant (GSP Group Inc.) have reviewed the latest version of the Guelph Innovation District (GID) Secondary Plan, proposed for adoption through Official Plan Amendment (OPA) 54, which is to be considered at the December 2, 2013 public meeting being held in City Council chambers.

IO remains supportive of the City's vision for this area, and we are pleased to see a number of changes with the latest update to the Secondary Plan, including clarifying policies on District Energy (DE), and responding positively to our previous suggestions on public street setbacks, building heights, public rear lanes, and on mixed use composition in the Mixed Use Corridor designation. We also support replacing the previous phasing schedule with a block plan approach, and moving the Heritage map to Appendix A as a non-binding reference to the Secondary Plan.

However, IO continues to have some concerns with various sections in the Secondary Plan. Note that some of these concerns have been the subject of on-going discussions with the City and were summarized, along with other issues, in a previous letter from IO to City Planning staff, dated April 11, 2013.

Our primary concern relates to land uses proposed for the provincially-owned lands west of the Eramosa River. As stated in our April 11th, 2013 letter, we recommended that the mix between residential and employment on lands west of the Eramosa be re-balanced in favour of more land allocated for residential and less for employment, based on conditions and forecasts in the local area

marketplace. We also believe that the number of jobs contributed by the Guelph Correctional Centre lands to the overall employment target for the GID has been underestimated and should be further assessed.

In the spirit of the Memorandum of Understanding (MOU) between the City and the Ministry of Infrastructure (MOI), we thank you for the opportunity to provide comments on the latest version of the GID Secondary Plan and look forward to more dialogue with the City towards resolving the remaining issues and establishing a mutually acceptable vision for this area.

Yours truly,



Jeremy Warson
Senior Project Manager, Development Planning
Infrastructure Ontario

Cc: Bruce Singbush, Assistant Deputy Minister, Realty Division, Ministry of Infrastructure
George Stewart, Executive Vice President, Infrastructure Ontario
Michael Coakley, Senior Planner, Infrastructure Ontario
Glenn Scheels, Principal, GSP Group Inc.

November 28, 2013

Delivered in person and via email: clerks@guelph.ca

Mayor Farbridge and Members of Council
City of Guelph
1 Carden St.
Guelph, ON N1H 3A1
ATTN: Mr. Blair Labelle, City Clerk:

Our File: 62957-001

Dear Mr. Labelle,

**Re: Proposed Official Plan Amendment for the Guelph Innovation District Secondary Plan (OPA 54);
Comments on behalf of Property owners: 739 Stone Road East, Guelph**

SmithValeriotte Law Firm LLP represents _____ a beneficial owner of 739 Stone Road East, Guelph, ON. We are writing on behalf of _____ and the owners of 739 Stone Road East to provide comments on the above-referenced Secondary Plan amendment to Guelph's Official Plan (OPA 54).

The property at 739 Stone Road East is located along the southern boundary of the Secondary Plan study area, and is partly situate on lands which were annexed from the Township of Puslinch in 1993. At the time of annexation, various property owners, whose lands were being annexed by the City of Guelph, were informed that the zoning in place at that time would continue to apply. This is confirmed in the present language of the in-force 2001 Official Plan (December 2012 consolidation) which reads: "*Fringe areas of the City that were annexed into Guelph in 1993 are subject to the applicable township Zoning By-laws that were in effect for these areas on April 1, 1993 - for the north portions of the City, the Guelph Township Zoning By-law and for the south areas of the City, the Puslinch Township By-law. These By-laws remain in effect until they are replaced by new Zoning By-law zones and regulations that are in conformity with the provisions of this Plan*" (policy 9.7.3.1).

The policies of OPA 54 propose to limit development along the Stone Road East corridor in a manner that is incompatible with the former Township of Puslinch zoning. While the in-force official plan policies allow the City to update Guelph's zoning by-law to bring it into conformity with the Official Plan, what is proposed fails to recognise the promises made to these landowners at the time of annexation and represents bad faith on behalf of the City. Landowners that were precluded from developing due to a lack of servicing in this part of the City, and therefore waited patiently for this Secondary Plan to be completed, are now faced with policies that preclude residential development contrary to the former Puslinch zoning.

MAILING ADDRESS
P.O. Box 1240, Guelph, ON N1H 6N6

ADDRESS
105 Silvercreek Pkwy. N., Suite 100, Guelph, ON N1H 6S4
TF 800 746 0685 F 519 837 1617

Further, OPA 54 fails to contain detailed servicing policies for lands south of Stone Road East, and east of Victoria Road. These lands were originally included within the South Guelph Secondary Plan area (Stage 2.b) with respect to phasing of development. As a result of the Guelph Innovation District Secondary Plan, these lands are now proposed for removal from the South Guelph Secondary Plan phasing (see Items 2 and 7, Nov. 7 draft of OPA 54), despite the fact that OPA 54 is silent on how these lands will be *serviced*. It is requested that further exemptions be provided for private individual on-site water and wastewater services as an interim measure until full municipal services are available. Many landowners along this corridor have been waiting for this study with anticipation that it would set the stage for extension of municipal services to this area. The former 2.b lands south of Stone Road appear to be forgotten in this process, and as such, policies that allow exemptions for these landowners would be an appropriate intermediary measure.

Thank you for receiving and consideration our submission. We kindly ask that you provide us with notice of any decision of Council or any further meetings or reports in relation to OPA 54.

Yours very truly
SMITHVALERIOTE LAW FIRM LLP



Kevin Thompson
Student-at-Law
KT

telephone: 519-837-2100 ext. 315
email: kthompson@smithvaleriote.com

Her Worship the Mayor and
Councillors of the City of Guelph
City of Guelph, City Hall
59 Carden Street,
Guelph, ON N1H 3A1

November 28, 2013

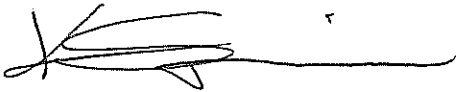
Re: Official Plan Amendment 54 - Guelph Innovation District Secondary Plan

Dear Mayor and Council,

I wish to thank Madam Mayor and Council for your direction to staff, and to staff for working with the landowners in the Glenholm Drive area to reach a mutually agreeable land designation in the Guelph Innovation District Secondary Plan. After many meetings, I am pleased to notify you that we are satisfied and support the Glenholm Estate Residential designation in the Secondary Plan. It is further hoped that staff will continue working together with the landowners when negotiating site specific zoning by-law amendments and site plan control in order to develop the remainder of these lands to be consistent with the character of the existing development.

Hoping the above meets with your approval, we remain,

Yours Truly,

A handwritten signature in black ink, appearing to read 'Ken Spira', with a long horizontal line extending to the right.

Ken Spira

RECEIVED
NOV 29 2013

CITY CLERK'S OFFICE

28 Nov. 2013

TO: Guelph City Council
RE: Guelph Innovation District Secondary Plan

Many of the proposals included in the Staff Report are commendable. These include among others the conservation of the historic Reformatory Complex, the carbon neutral idea, water recycling, solar, wind, and geothermal projects. What is lacking; however, is a strong commitment to these proposals.

A couple of other proposals:

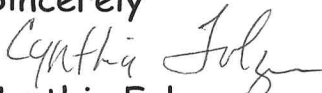
This land is the only farmland existing within the City of Guelph. What used to be farmland has been lost to residential and commercial development. In addition to the proposal for community gardens, a significant portion of the former reformatory farm lands should be reserved for organic farming.

Residential housing should be predominantly low income housing.

No building should be higher than 6 stories.

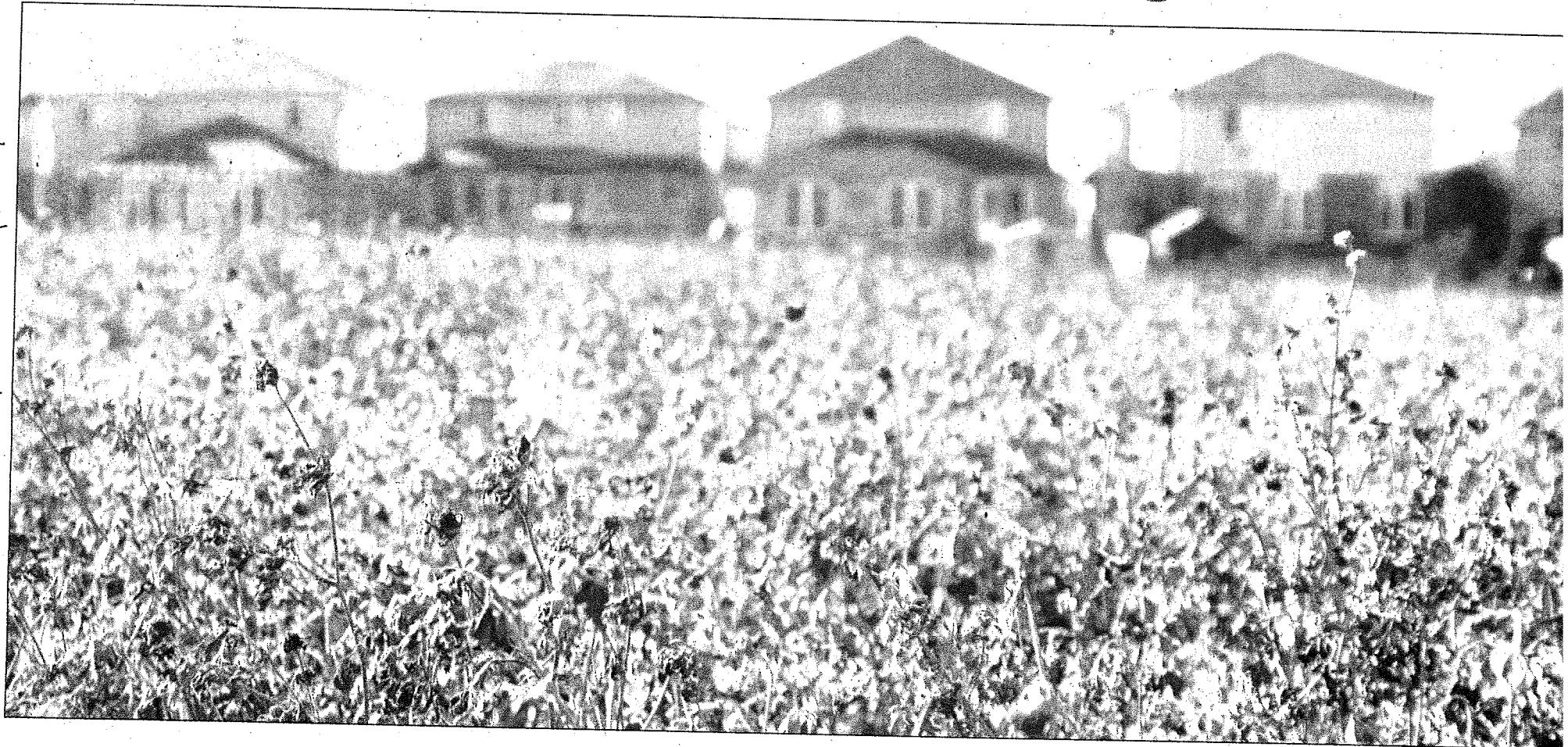
A number of articles regarding growth are enclosed. I would strongly recommend that all members of Council view the documentary, "The Human Scale" to see what is happening with development in other cities.

Sincerely


Cynthia Folzer

Guelph Mercury, Sat, Nov 23, 2013, p1

The case of the disappearing farmland



A new subdivision was built on Davis Street on the east side of Guelph next to a 26-hectare field, which is now growing clover. There used to be a farm where the houses now stand. ROB O'FLANAGAN, MERCURY STAFF

Rob O'Flanagan, Mercury staff

GUELPH — Hectic residential and commercial development on the perimeter of Guelph in recent years has dug up, paved over and built up hundreds of hectares of good farmland.

Along Arkell Road, some of those agricultural hectares are currently being scraped away by backhoes and excavators to make room for the new homes that have been sprouting up and advancing toward the city's boundaries over the past decade or so.



Guelph has lost hundreds of hectares of farmland in recent years to housing and industry

Those sprawling homes have pushed to the city limits along Davis Street east of Watson Parkway North, where a steel fence serves as a demarcation line between city and farm.

"That all used to be a farm," said Attilio

Odorico, who bought his 37-hectare agricultural property nearly 20 years ago — back when there were a number of farms immediately to the west. Where crops, pastures, meadows, barns and chicken coops once

stood, now there are tightly packed rows of large houses, all in the same drab earthen tones.

"I would definitely like to see farmland protected around here," said Odorico, 76, a retired construction worker. Immediately east of his land, which he leases to a local grower, there is nothing but farms and acreages. To the west, there is nothing but urban sprawl. Where new streets like Acker, Linke, Maude, Severn and Couling are, once stood good, growing fields.

➤ SEE FARMS ON PAGE A3



ROB O'FLANAGAN, MERCURY STAFF

Houses along Couling Crescent on Guelph's east side were built next to a farm along Watson Parkway North. There was once a large farm where the houses now stand. Farmland has been lost on the outskirts of Guelph as residential and industrial development push to the city limits.

Ontario's fertile farmland cannot be recovered once it has been lost

► FARMS FROM PAGE A1

When the houses started springing up and bordering his land, Odorico said some residents began using the farmland as a dumping ground for all sorts of household waste. He complained and a fence was constructed along the length of Davis Street to keep the city out. Odorico said he would not be surprised if his land was city in another decade.

A century from now, human beings may well grow most of their food in farming high-rises, in hydroponic greenhouses or underwater pods. But for now, we primarily grow food on farmland and, in Ontario, that farmland has been vanishing for many years, those monitoring the situation say.

The past half-century has seen the gradual elimination of large amounts of southern Ontario's prime farmland, with the decline accelerating in more recent times. But insiders say

rio Farmland Trust, lost 2,000 farms and about 60,700 hectares of farmland in the two decades between 1976 and 1996 and another 20,000 hectares between 1996 and 2006. The entire province lost 243,000 hectares of farmland between 1996 and 2006, which included a staggering 18 per cent of Ontario's Class 1 farmland, the best of the best land.

Once farmland is lost, it cannot be recovered, since it takes thousands of years for the topsoil needed for agricultural production to develop through natural processes.

Most of Ontario's best farmland is in a relatively small southern zone that is ideally suited for growing some 200 varieties of crops — the most diverse growing region in Canada. The moderate climate within the Great Lakes Basin, the lush soil and levels of soil moisture and the optimal growing temperatures all combine to make it Canada's premier growing

As the city progressed on its local growth strategy, she said community consultation allowed citizens to engage with a software program that projected into the future what growth and urban development would look like if it progressed on a business-as-usual basis.

The exercise demonstrated just how much more surrounding land, some of it farmland, would need to be annexed by the city. From that consultation, she said, the city decided to confine its growth through to 2031 within existing boundaries.

"We set that boundary, and the reason we did that is precisely not to grow out onto farmland," Farbridge said.

"That is very much part of our growth strategy," she added. "While the development of the Greenbelt and Places to Grow was sort of the first wave of starting to look at how the

When the houses started springing up and bordering his land, Odorico said some residents began using the farmland as a dumping ground for all sorts of household waste. He complained and a fence was constructed along the length of Davis Street to keep the city out. Odorico said he would not be surprised if his land was city in another decade.

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The past half-century has seen the gradual elimination of large amounts of southern Ontario's prime farmland, with the decline accelerating in more recent times. But insiders say there may now be momentum building to protect what is recognized as the best, most fertile agricultural zone in all of Canada, and one of the most productive in the world.

A staggering amount of fertile land has been lost to farming forever, primarily through urban and commercial development and, to a lesser degree, from aggregate resources extraction.

"In essence, when you look at the numbers, the aggregate companies are not the ones that gobble up Class 1 farmland," said farmland protection activist Carl Cosack. "It is really development and urban sprawl."

University of Guelph food, agricultural and resource economics professor Alfons Weersink said that since the 1950s, there has been a steady decline in the amount of farmland in the province, amounting to about a one per cent loss per year in all types of farmland, including crop land, summer fallow and pasture.

Much of the conversion of farmland to other uses, Weersink said, takes place along major highways outside urban areas — a trend particularly evident in Guelph along the Hannon Parkway. Prime growing land in the tender fruit region of the province is under significant development pressure, he added.

From 1976 to 2011, 1.1 million hectares of farmland essentially disappeared in Ontario, according to Statistics Canada data cited by Matt Setzkorn, acting executive director of Ontario Farmland Trust. There remains about 4.9 million hectares of good growing land in the province.

Farmland is the foundation of Ontario's agricultural sector, now considered the largest economic driver in the province, contributing \$34 billion annually to the economy.

"When you think about the value of the land base in Ontario," said Setzkorn, "it is the richest farmland in all of Canada and a very limited and non-renewable resource. What obligation does Ontario have to protect that land?"

Ontario Farmland Trust is an organization dedicated to the protection and preservation of farmland in the province. Committed to improving provincial policy on farmland protection and bringing awareness to the urgent need to protect Ontario's best farmland, it works with farmers, rural landowners, community groups and municipalities to permanently protect land for agriculture.

"The agri-food sector in the province of Ontario is the largest economic driver we have," Cosack said. "Now consider if you keep eroding the very fundamental part of what this is all based on. That seems to be ludicrous. You would think that it would not be a stretch to declare this highly productive farmland a provincially strategic resource."

The Toronto area alone, according to Onta-

rio Farmland Trust, lost 2,000 farms and about 60,700 hectares of farmland in the two decades between 1976 and 1996 and another 20,000 hectares between 1996 and 2006. The entire province lost 243,000 hectares of farmland between 1996 and 2006, which included a staggering 18 per cent of Ontario's Class 1 farmland, the best of the best land.

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Most of Ontario's best farmland is in a relatively small southern zone that is ideally suited for growing some 200 varieties of crops — the most diverse growing region in Canada. The moderate climate within the Great Lakes Basin, the lush soil and levels of soil moisture and the optimal growing temperatures all combine to make it Canada's premier growing land.

As the population grows, necessitating more food production, the strain on a diminished number of growing hectares will be felt more acutely, says Cosack, head of the Food and Water First campaign, a movement dedicated to protecting Ontario's Class 1 farmland and source water regions.

"Once society decides it needs the farmland, you cannot undo the clock," said Cosack, who was among the leaders of a successful campaign to stop a 937-hectare quarry in Melancthon Township, north of Shelburne. Much of that acreage was on potato-growing land.

"If we just keep using up some 350 acres (142 hectares) a day, you lose your ability to grow food," Cosack added. "And on the other hand, we have more people to feed all the time. That tipping point has been reached."

The province, he and others said, is in urgent need of a precautionary policy statement or legislation that protects Class 1 farmland, ensuring the land will remain farmland.

"It is the most valuable for growing food, so let's set it aside and let's give our kids the ability to decide if they want or need the farmland, or they don't," Cosack said.

If those steps aren't taken now, 20 years from now Ontario may find itself unable to feed itself, Cosack said. "And then there is no unwinding of the clock."

In the entire world, he said, there are very few jurisdictions capable of growing the variety of foods that southern Ontario currently produces. The province has an "unbelievable" agricultural zone, and it is not surprising that agricultural land in parts of Ontario sells for up to \$25,000 per acre.

If one were to look out from the top of the CN Tower in Toronto, they would see that about half of southern Ontario's best farmland is now gone — with the trend of disappearance accelerating since the 1960s, Cosack said.

The Golden Horseshoe is projected to add anywhere from three and 11 million more residents over the next 40 years, he added. Where will the land come from to accommodate that population growth? At the same time, a growing, diverse population with diverse dietary needs will need all the farmland it can grow on.

Guelph Mayor Karen Farbridge said the disappearance of farmland — whether within the city's current boundaries or immediately surrounding the city — is a concern to her.

In recent years, farmland has been lost in several places on the edges and outskirts of the city as residential and industrial development push to the city limits.

Farbridge said one of the many goals of the province's Places to Grow legislation is to push back against urban sprawl, to protect farmland, natural areas and groundwater recharge sites.

As the city progressed on its local growth strategy, she said community consultation allowed citizens to engage with a software program that projected into the future what growth and urban development would look like if it progressed on a business-as-usual basis.

The exercise demonstrated just how much more surrounding land, some of it farmland, would need to be annexed by the city. From that consultation, she said, the city decided to confine its growth through to 2031 within existing boundaries.

"We set that boundary, and the reason we did that is precisely not to grow out onto farmland," Farbridge said.

"That is very much part of our growth strategy," she added. "While the development of the Greenbelt and Places to Grow was sort of the first wave of starting to look at how the province could protect farmland, it has been recognized over the past couple of years that there still needs to be a stronger policy framework to stop seeing Class 1 farmland getting taken out for development."

A review of the Places to Grow legislation is coming in the next couple of years and she suspects that the current push for farmland conservation is partly intended to point out the flaws in current legislation and the need for additional policies.

"Agricultural production in this area of Wellington County is significant and its part in the local economy is significant," the mayor added.

There are just over 150 agricultural organizations and companies based in Guelph, employing over 6,500 people, according to Pete Cartwright, Guelph's general manager of economic development. Economic impact from agricultural research carried out at the University of Guelph and the Ontario Ministry of Agriculture and Food, and the Ministry of Rural Affairs has a \$1.15-billion impact locally, he said.

"Certainly, I think the momentum is building," said Matt Setzkorn, speaking of the push to permanently preserve the province's best farmland. He said the Greenbelt Act and Places to Grow Act, both established in 2005, began the legislative push to protect farmland, while a grassroots effort has also emerged over the last decade.

"We see the Farmland Trust as an expression of some of that public concern around the loss of farmland and, in some cases, the inadequacy of policy to protect farmland fully and the need for other tools and mechanisms to be developed, with more collaboration around these issues," he said.

While 350 acres (142 hectares) per day is the general figure used to describe the extent of farmland elimination, there is a need for more accurate and nuanced information about the extent of the problem, Setzkorn said.

"What it doesn't capture, what doesn't show is how much land is actually being permanently lost to agriculture," Setzkorn said.

Based at the University of Guelph, Ontario Farmland Trust is working with various stakeholders to create a better sense of how much land is being lost to urbanization, how much to gravel pits and quarries, and other uses. It is also working to identify what land municipalities are designating for agricultural protection and urban uses.

"There are many values to protecting farmland," Setzkorn said. "It's a hugely important foundation for our agricultural industries in Ontario. You don't have that sector without the farmland. So it is very foundational to the province's economy."

There's value in saving farmland for farming

Most of Guelph's historic family farm properties exist now in name alone.

Phelan, Hanlon, and Clair to name but three are retained primarily through names attached to local roadways or other community features. But the fertile land that was worked and produced food by those families is no longer being used for agriculture.

In fact, with a Costco fast taking shape on the old Mitchell farm property, a subdivision pending for the Hart farmstead and a church development in the works for the farm field at Poppy Drive and Clair Road, almost all of the city's conspicuous farm properties may soon disappear.

This is a part of a much wider trend in the province. One researcher of the subject suggests half of southern Ontario's farmland that existed in 1960 is now utilized for other things. Houses, strip malls, gravel pits and highways have grown up where for years foodstuffs came to be harvested.

The cost of this land's transformation is only recently being widely appreciated. And it's quite significant — in no small measure due to the unique agricultural value of the lands being repurposed, the province's farming capacity has been significantly reduced. At a time when food security concerns and smart local food movement have purchased traction, we're realizing in Ontario that we've considerably compromised our ability to feed ourselves from the fare of our own farmlands.

There have been policy and political responses to this development. Legislation protecting the greenbelt will preserve some terrific farmland in the province. And the recent fight to save a Shelburne-area farming tract from being lost to a gravel quarrying pursuit provided evidence that people and policy-makers appreciate the need to save farmland for farming.

But this sense has been secured rather belatedly and after much farmland has been lost for agriculture.

We hope the heightened focus on retaining great lands for farming — for farming — continues.

We have changed our way of living considerably since we were a farm-first economy in many centres, including Guelph and Wellington County. This evolution has delivered many good things. But the mindset that developed that terrific farm land was better suited to be used for something else has proven a problematic one on several levels.

News / Queen's Park

Ontario Liberals undermined own plan to control sprawl: Walkom

Seven years ago, the Ontario government's plan to protect dwindling farmland was lauded as visionary. In fact, it's been a bust.



RON BULL / TORONTO STAR FILE PHOTO

The Ontario Liberals were praised for their 2006 plan to protect farmland from development. Seven years later, it is as if nothing had ever happened, writes Thomas Walkom.

By: Thomas Walkom National Affairs, Published on Fri Nov 08 2013

Seven years ago, the Ontario Liberal government trumpeted its new law to curb urban sprawl as bold and visionary.

“People want to see action,” David Caplan, the province’s then infrastructure minister, said after announcing the province’s fully fleshed-out Places to Grow Act in 2006.

Acting in tandem with the Liberal plan to create a green belt, Places to Grow was designed to protect farmland in southern Ontario’s so-called Golden Horseshoe.

Unless something drastic was done, an earlier government study had warned, rampant urban development would result in an additional 1,000 square kilometres of mainly agricultural land — an area twice as big as the entire City of Toronto — being paved over by the year 2031.

Caplan called the new law Ontario’s “last chance to build the future we want.”

The Liberals were lionized for the new scheme by both press and public. The government even won a prestigious U.S. planning award.

But seven years later, it is as if nothing had ever happened.

A new study by the Neptis Foundation, an urban think tank, calculates that the amount of prime farmland slated for urban development by 2031 has in fact increased since the government uttered its first, dire warning.

That new total now stands at 1,071 square kilometres.

What happened? As the Star’s Susan Pigg reported this week, Neptis found that the Liberal government simply never bothered to implement its bold new law.

That law, Neptis writes in its just-released report, “has been undermined before it even had a chance to make an impact.”

At the heart of the Places to Grow Act was a requirement that municipalities in a belt running from Peterborough to Niagara Falls authorize fewer sprawling subdivisions.

Instead, most municipalities were expected to locate at least 40 per cent of any new residential development in areas that were already built up.

In practical terms, it was a requirement to concentrate on higher-density accommodation — from highrise apartment buildings to row housing.

New subdivisions wouldn't be banned. But under the law, they had to be dense enough to support public transit.

Because the area covered by the law was so diverse (it includes both cities and cottage country), municipalities were allowed to seek exemptions.

The theory, apparently, was that while the government would grant exemptions that made sense, it wouldn't allow the act to be subverted.

However, the reality, as Neptis researchers found, was quite different.

In effect, the Liberal government allowed every municipality that wanted to be exempted from the new standards to be exempted.

"There was very little justification given as to why exemptions were permitted," report co-author Rian Allen told me.

"Those who asked for exemptions appeared to get them."

This was particularly true of municipalities in the so-called outer ring of the Golden Horseshoe, in places like Simcoe County (near Barrie) and Wellington County (near Guelph).

All in all, more than half the municipalities in the outer ring have received exemptions from the density minimums.

And because those minimums are so low, even municipalities that meet provincial targets will remain subject to sprawl.

Allen points out that York Region, for instance, is expected to have only half of Toronto's population by 2031 even though it occupies more than twice the space.

The province had predicted it would save 800 square kilometres of farmland from development. That goal won't be met says Neptis.

That the Liberals undermined their own plan should, perhaps, come as no surprise. Land development is big business in Ontario.

Municipal governments pay a great deal of attention to developers. So do provincial political parties seeking financial contributions.

More to the point, many voters want to live in the sprawling subdivisions that these developers build.

Still, even for a government that has specialized in big talk and minimal action (nursing homes; poverty reduction), this is an astonishing failure.

Thomas Walkom's column appears Wednesday, Thursday and Saturday.

Sprawl's hidden costs staggering, report says

We're leaving a major deficit to our children

Toronto Star

Oct 28, 2013

SPRAWL from GTI

The way the system works now, people in existing neighbourhoods end up subsidizing developers who build new ones, said Thompson.

Cities such as Edmonton are starting to do the math and collect the data that shows where they will potentially lose money on development. Historically, they have been afraid to turn down developers for fear that the property taxes they bring will go to another municipality.

Turning down suburban development can help save money, author suggests

TESS KALINOWSKI
TRANSPORTATION REPORTER

What if the real estate listing for a \$400,000 suburban house advised potential buyers that the price doubles if they factor in the \$10,000 annual cost of running a second car over the life of the mortgage?

Would the buyer reconsider spending more on a home that gets them closer to shops, services and transit?

Given that 79 per cent of Canadians say cost determines where they live and most people say they prefer walkable, transit-friendly neighbourhoods, Andrew Thompson thinks they might.

He's the author of a new report from Sustainable Prosperity, a University of Ottawa-based research network, that outlines the hidden costs of sprawl.

"The annual cost of owning an extra car for 35 years could buy more than \$570,000 of RRSPs — more than the vast majority of Canadians in their 50s have saved for retirement," says the report called "Suburban Sprawl: Exposing Hidden Costs, Identifying Innovations."

A little truth in advertising would go a long way in helping cities and taxpayers curb the sprawl that is robbing them of their time, health and clean air, said Thompson.

"This is about affordability. People are going to go where they can get (the real estate) they want at an affordable cost. What we need to do is take away the artificial subsidies and make sure growth is paying for growth."

Planners and a growing number of politicians are now aware of the hidden costs of sprawl, but the policies and the data they need to calculate the price of those developments hasn't caught up, said Thompson.

His report recommends policies that don't leave cities picking up the cost of roads, community centres, police and fire services that have to be operated and maintained long after the development charges against builders have been spent.

Now, they're recognizing that turning down suburban development can save them generations of infrastructure costs, said Thompson.

His report points to Peel Region, which doubled its development charges after recognizing they weren't paying for the growth.

It quotes Mississauga Mayor Hazel McCallion, as saying, "The facts are on the books. We are going into debt in a big way in the Region of Peel."

Thompson stressed that curbing sprawl doesn't mean everyone must

live or work in a skyscraper. His report advocates infill development and suburban retrofits. The latter phenomenon is more common in the U.S. where older malls, industrial and commercial properties are being redeveloped into suburban hubs.

The report suggests municipalities create incentives such as Hamilton and Kitchener have done in offering financial breaks to developers who build in central areas rather than suburbs.

It also prescribes many of the same

remedies being considered to raise funds for transit expansion in the Toronto region — user fees such as road tolls, licensing charges and parking levies.

"We've known about the environmental effects for decades, we've known about the health impacts for 10, 20 years," said Thompson.

"Now we're learning that the financial costs of sprawl are going to be staggering and we're leaving a major deficit to our children and grandchildren."



Guelph Hiking Trail Club

BOX 1, GUELPH, ONTARIO N1H 6J6

Clerk
City of Guelph
59 Carden St.
Guelph, ON

Nov. 19, 2013
RECEIVED
NOV 27 2013
CITY CLERK'S OFFICE

Re: York District Secondary Plan Comments

The Guelph Hiking Trail Club (GHTC) manages an 85 kilometre system of hiking trails, running out from Guelph to Cambridge, to the Bruce Trail, and to West Montrose. Within the Secondary Plan area, our trails run on public lands from Victoria Road, south to the City limits, and thence easterly some 31 kilometres to join the Bruce Trail at Limehouse. In 2013, the Club opened a 2.5 kilometre footpath, "The O.R." Sidetrail, which runs from Stone Road to the parking lot on York Road along the east bank of the Eramosa River and Clythe Creek, based on formal agreements with the landowners, the Province and the City.

It has been 10 years since the City's Trails Master Plan was approved by Council. The York District Secondary Plan appears to have simply duplicated the information from the Trail Master Plan, rather than reviewing or refining it. It would appear that the intent of the Secondary Plan is to focus largely on the developable tablelands, leaving various resource management issues associated with the valleylands and related trails to some sort of master or management plan to be commissioned at a later date.

GHTC recommends that the City amend the Secondary Plan in recognition of the *first two* trail-related points below. The City should also recommend a fulsome consideration of these 4 points within a follow-up management plan for the valleylands within the Secondary Plan area.

- 1) A Torrance Creek Trail – The City's \$900,000 Torrance Creek Subwatershed Report recommended that a City trail should cross City lands associated with its Carter well property, as shown in an attached page from that Report. Part of this recommended trail route runs east from Victoria Road across the Carter well lands, crosses Torrance Creek, passes over the southern half of an old mill dam also owned by the City, then across (or *under* the GJR bridge over Torrance Creek) the Guelph Junction Railway, and onto City lands south of the Barber well. For reasons unknown, this trail was not adopted in the subsequent Trail Master Plan. Such a connecting trail would be very useful for south end residents to access the GHTC's Radial Line Trail, which runs on an unopened road allowance on the east side of the Barber well property as well as to reach the City's trails running north of Stone along both sides of the valley. (Note that a significant section of this recommended trail lies *within* the Secondary Plan area.) The vicinity of both the Carter and Barber wells are well-secured by tall chain link

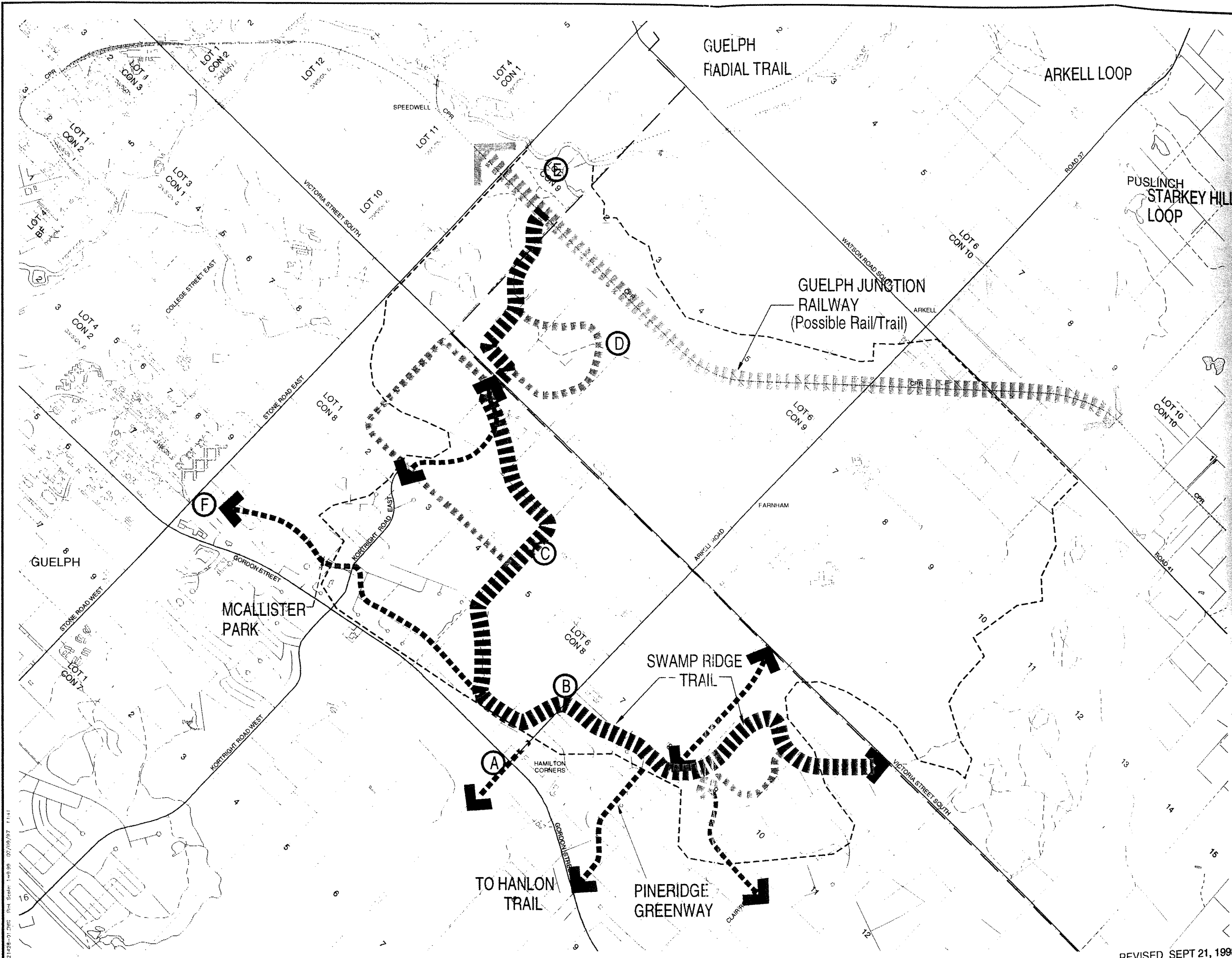
fencing, which should ease internal approvals of such a route. As as an interim trail, GHTC would be willing to construct and waymark this section of a footpath, on a route similar to that shown in the City's Subwatershed report..

- 2) Trail Link on North River Bank from Clythe Creek to Victoria Road – The comments of the City's River Systems Advisory Committee on the York District Secondary Plan recommend the completion of such a trail link. GHTC wishes to add its support to this additional section of trail being included. This proposed link is significant in that it would complete a continual 5 kilometre loop trail from Victoria Road to Stone Road, down one side of the valley, and returning on the other side. The link was not considered under the Trails Master Plan. Several years after Council approval of the Trails Master Plan, a representative of the primary landowner, PDI, wrote to GHTC that it would consider such a riverside trail on PDI lands outside of PDI's chainlink security fence so long as the trail did not dead-end against the railway lands to the east. GJR has indicated its concern is only that the railway bed be secured against trespass. Site inspections by GHTC in the company of City and railway staff have shown the feasibility of a carefully designed chain link fence to secure the rail bed from trespass, of a short (6 metre long) footbridge over the mouth of Clythe Creek from the new "O.R." Sidetrail, and of just-adequate clearance *beneath* the GJR trestle bridge for trail users. GHTC is willing to construct this as a tertiary footpath.
- 3) Old Railway Spur Bridge over the River – As it exists presently, this former railway spur trestle bridge to the Cargill plant offers excellent views over the river. At some point prior to the City taking ownership of these lands from Ontario, the City should make a determination of whether or not this rather substantial bridge should be removed (but at whose cost?) or retained as a possible pedestrian trail feature, or, with some relatively modest improvements, as a second pedestrian link across the river. (i.e. If the bridge is to be removed, the cost of this to the City should be applied against the negotiated price for the Province's land.) At present, this feature is indicated as an unlisted cultural heritage feature, but its usefulness as a trails link has not been examined in the Secondary Plan.
- 4) Celebration of the "Guelph Escarpment" – Further to similar comments submitted by the Environmental Advisory Committee, the most dominant natural heritage feature of the Secondary Plan site is an *earth* science feature, the series of cliffs of the Guelph Formation that mark the edge of the periglacial Guelph Spillway. Yet the natural heritage studies underlying the Secondary Plan are focused on terrestrial *life* science features of much less significance, in order to satisfy the Province's Provincial Policy Statement. The Secondary Plan should instead have refocused on the more important earth science aspect of natural heritage and call for the recognition, celebration and interpretation of the Guelph Spillway, which is easily Guelph's most significant natural heritage feature, and nowhere more dramatic than within the Secondary Plan area. This could be most readily accomplished through interpretation of features on or within view of the developed trails system.



Bill Mungall
President

Guelph Hiking Trail Club

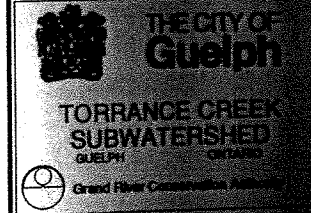


- LEGEND:**
- WATERSHED BOUNDARY (Source GEM)
 - - - CITY OF GUELPH - TOWNSHIP OF PUSLINCH BOUNDARY
 - ▨ Natural Heritage System

- TRAIL OPTIONS**
- (A) Node
 - ▨ Probable Future Trails with Rail Opportunity
 - ▨ Potential On Road Connections
 - ▨ Recommended Trail Corridor
 - ▨ Recommended Community Links
 - ▨ Recommended Linkages

All watershed boundaries and locations of the Natural Heritage System are based on the 1:25,000 scale map of the City of Guelph and the Township of Puslinch. It is the responsibility of the user to verify the accuracy of the information shown on this map. The City of Guelph and the Township of Puslinch do not assume any liability for errors or omissions. All watershed boundaries and locations of the Natural Heritage System are based on the 1:25,000 scale map of the City of Guelph and the Township of Puslinch. It is the responsibility of the user to verify the accuracy of the information shown on this map. The City of Guelph and the Township of Puslinch do not assume any liability for errors or omissions.

Study Team:
 Totten Sims Hubick Associates
 Ecological Services Group
 Mark L. Dordman, Planner Inc.
 Stanley Consulting
 Donald G. Westhabe Associates
 Schroeter & Associates



**FIGURE 5.9.1
 RECOMMENDED TRAIL
 CORRIDORS**

DRAWN BY	DATE
CHECKED BY	DATE
SCALE	PROJECT NO.
FILE	07104
Vol.	

REVISED SEPT 21, 1998

21428-01.DWG Rev. Scale: 1:20,000 07/10/97 11:41



Labreche Patterson & Associates Inc.

Professional Planners, Development Consultants, Project Managers

RECEIVED
NOV - 5 2012
CITY CLERK'S OFFICE

VIA MAIL and E-MAIL (blair.labelle@guelph.ca)

Our File: P-375-09 K

October 31, 2012

Mr. Blair Labelle
City Clerk
City of Guelph
1 Carden Street
Guelph, Ontario
N1H 3A1

Dear Mr. Blair Labelle:

**Re: Proposed Guelph Innovation District Secondary Plan
City of Guelph**

We represent A&W Food Services of Canada Inc., McDonald's Restaurants of Canada Ltd., the TDL Group Corp. (operators and licensors of Tim Hortons Restaurants), and Wendy's Restaurants of Canada Inc. as well as their industry association, the Ontario Restaurant Hotel and Motel Association (ORHMA).

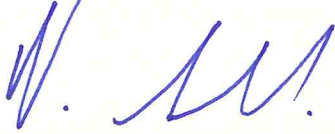
The ORHMA is Canada's largest provincial hospitality industry association. Representing over 11,000 business establishments throughout Ontario, its members cover the full spectrum of food service and accommodation establishments and they work closely with its members in the quick service restaurant industry on matters related to drive-through review, regulations, and guidelines.

We are providing this written submission to you on behalf of our clients after having reviewed the proposed draft Innovation District Secondary Plan to determine if the proposed policies contained within the Secondary Plan would apply to our clients' current and future operating interests. Please accept this as our written submission on the subject matter.

Based on our review we have not identified any concerns with the "Draft Innovation District Secondary Plan". However, we reserve the right to provide further comments on subsequent drafts of the document in advance of Council's final decision on this matter.

Please also consider this letter our formal request to be provided with copies of all future notices, reports, and resolutions relating to the proposed draft Secondary Plan for the City of Guelph.

Yours truly,
Labreche Patterson & Associates Inc.



Victor Labreche, MCIP, RPP
Senior Principal

Copy: *Joan Jylanne, Senior Policy Planner, City of Guelph*
(via e-mail: joan.jylanne@guelph.ca)



ZELINKA PRIAMO LTD
A Professional Planning Practice

December 12, 2013

Clerk's Department
 City of Guelph
 City Hall, 1 Carden Street
 Guelph, ON
 N1H 3A1

Attention: Mr. Blair Labelle, City Clerk

Dear Mr. Labelle:

**Re: City of Guelph Draft Official Plan Amendment Number No. 54
 Guelph Innovation District Draft Secondary Plan
 Preliminary Comments on Behalf of Loblaw Properties Limited
 Guelph, Ontario
 Our File: LPL/GPH/04-01**

We are the planning consultants for Loblaw Properties Limited (Loblaw) for the City of Guelph draft Official Plan Amendment No. 54 (OPA 54) related to the Guelph Innovation District Draft Secondary Plan. Loblaw is the owner of the vacant lands at 115 Watson Parkway North (formerly 72 Watson Road North) within the Mixed Use Node that are currently subject to planning approvals.

On Monday October 15, 2012 Loblaw was made aware of the Guelph Innovation District Draft Secondary Plan process and draft Official Plan Amendment No. 54 (OPA 54), which was followed by a public open house on November 28, 2012. On December 2, 2013, Staff presented an updated draft OPA 54 to Council at a Statutory Public Meeting based on public feedback from the initial draft OPA 54. It is our understanding that Staff will be reviewing all comments received from the public consultation process regarding the December 2013 draft OPA 54 and are preparing a final GID Secondary Plan OPA for Council's consideration in early 2014.

On behalf of Loblaw, we have the following preliminary comments as outlined below, and will continue to review the draft OPA 54 policies dated December 2, 2013 in more detail, and may provide further comments as required.

Our preliminary comments are as follows:

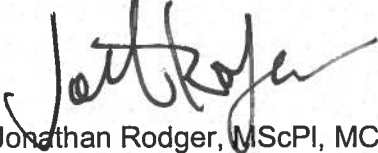
- Under draft OPA 54, Section 11.2.6.1.5 states: "Large-format, stand-alone retail commercial uses are not permitted within the GID. Small- and medium-scale retail commercial uses are encouraged within the mixed-use designations of the site to contribute to a Main Street type environment". Under section 11.2.6.3.2, which permits retail uses, we note that there are no gross floor area caps for the Mixed Use

Area designation in the GID. We request clarification as to what constitutes "small- and medium-scale retail commercial uses" since no caps are indicated in the proposed policy.

Should you have any questions, or require further information, please do not hesitate to call. In addition, we have previously requested notification of any further meetings with respect to this matter as well as notice of the Official Plan Amendment.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, MCIP, RPP
Senior Planner

- cc. Mr. Steve Thompson, Choice Properties REIT (Via Email)
Ms. Joan Jylanne, Senior Policy Planner, City of Guelph (Via Email)
Mr. Tom Halinski, Aird & Berlis LLP (Via Email)



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: www.grandriver.ca

RECEIVED

DEC 23 2013

PBEE

December 4th, 2012

Joan Jylanne, MCIP, RPP
Senior Policy Planner
City of Guelph
City Hall, 1 Carden Street
Guelph, Ontario
N1H 3A1

Dear Ms. Jylanne:

RE: City of Guelph – Innovation District Draft Secondary Plan

Thank-you for opportunity to comment on the City of Guelph Innovation District (GID) Secondary Plan. Comments provided by Grand River Conservation Authority (GRCA) staff are reflective of the information that was circulated to our office as part of the November 2013 release relating to the public meeting.

Comments:

Page 49 – Section 11.2.7.8 (Definitions)

GRCA staff recommend the removal of the comment relating to redevelopment within the Special Policy Area Floodplain as the Plan Area does not contain a portion of Floodplain Special Policy area.

If you have any questions, please contact me.

Yours truly,

Nathan Garland
Resource Planner
Grand River Conservation Authority



UPPER GRAND DISTRICT SCHOOL BOARD

Jennifer Passy BES, MCIP, RPP
Manager of Planning

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: Jennifer.passy@ugdsb.on.ca

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

January 27, 2014

PLN: 14-04

File Code: L05

By: email

City of Guelph
Planning & Building, Engineering and Environment
1 Carden Street
Guelph, ON N1H 3A1

Attention: Ms. Joan Jylanne
Senior Policy Planner

RE: Guelph Innovation District Secondary Plan

Dear Ms. Jylanne,

We have now had an opportunity to review the proposed Secondary Plan for the Guelph Innovation District (GID).

On December 24, 2012 we wrote to express some interest in the GID based in part on early discussions with respect to the potential of the development of a post-secondary campus within the District, and as a result of the planned residential development within the District.

Due to the relative isolation of the GID from other residential neighbourhoods, the possible need to accommodate elementary aged students was identified as an interest of the Upper Grand District School Board. The potential synergies of a post-secondary campus and the planned employment uses also presented an opportunity to consider possible secondary accommodation options in this area as well.

The potential to increase population targets within the GID reinforces the need to plan this area as a complete community. The potential need to accommodate schools within the GID should not be overlooked. To that end, the Block Plan approach introduced by this latest version of the Secondary Plan causes some concern about the ability to meet the needs of the future GID residential community as much of the policy focus is on achieving population and employment targets and not on creating community.

Block Plans are not a legislated approval process under the Planning Act, and it is unclear how external agencies such as the Upper Grand District School Board will be engaged in their review. Further, it is unclear if the advancement of Block Plans may proceed other than in the numeric

Upper Grand District School Board

• Mark Bailey; Chair
• Marty Fairbairn; Vice-Chair

• Linda Busuttil
• Kathryn Cooper

• R.J. (Bob) Borden
• David Gohn

• Susan Moziar
• Bruce Schieck

• Lynn Topping
• Jennifer Waterston

Ms. Joan Jylanne
January 27, 2014
Page 2

order of the blocks as noted on Schedule D and how this may affect the timing and delivery of community infrastructure.

Should you have any questions with regard to this matter, please do not hesitate to contact me.

Sincerely,
Upper Grand District School Board



Jennifer Passy, BES, MCIP, RPP
Manager of Planning



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE

January 29, 2014

Ms. Melissa Aldunate, M.Pl, MCIP, RPP
Manager of Policy Planning and Urban Design, Planning Services
1 Carden Street
Guelph, Ontario N1H 3A1

Dear Ms. Aldunate,

**RE: Proposed Modification to Guelph Innovation District Land Use – Pidel Homes
OUR FILE 1405'A'**

Thank you for meeting with us last week to discuss the Guelph Innovation District (GID) OPA and Secondary Plan and the land use designation proposal for our client's lands.

As you are aware, our client owns approximately 11 hectares (27 acres) of land at the southeast corner of Stone Road East and Victoria Road South in the southwest portion of the GID. The current proposed OPA and Secondary Plan identify the lands with a mix of designations – Mixed Use Corridor, Employment and Residential. The GID has been subject to study, analysis and discussion for some time and the City has invested significant resources to establish the goals, objectives and principles for development within the GID.

At our meeting we discussed the application of the goals, objective and principles in the context of our proposal to modify the draft land use designations to Mixed Use and Residential. Specifically, the request is to modify the Employment Land Use to Mixed Use Corridor. No change is proposed to the Residential designation. A proposed land use plan for Block Plan Area 3 of the GID is enclosed with this letter and identifies our client's lands.

The rationale and justification, as discussed at our meeting, for this request is summarized below:

- 1) The subject lands are located outside of an established or proposed industrial/business park area and isolated from surrounding designated employment lands. The current configuration of land ownership and land use designation fragmentation results in lands that offer limited market choice for employment development due to size, configuration, and ownership fragmentation.
- 2) Proposal to modify the Employment (EMP1) land use to Mixed Use Corridor (MUC) maintains the overall principles and objectives of the GID to develop the Block (Block Plan Area 3), that the subject lands are part of, as mixed use. The MUC designation provides flexibility to the employment uses identified in the EMP designation and also provides flexibility for other types of jobs and residential uses.

- 3) The effect of enlarging the MUC designation provides for a larger block of lands, consolidated within one ownership, to meet density and design objectives.
- 4) Proposal to modify the EMP land use to MUC represents a change to a very small amount of the overall land in the GID. The proposal is to modify ± 3.7 hectares, which represents less than 1% in the entire GID area (436ha).

Analysis of Land Use Area by Land Use Type

Land Use	Area in SE Corner		Difference
	OPA	Proposed	
MUC	4.3	8	3.7
EMP1	11.4	7.7	-3.7
RES	3	3	0
OS	33	33	0
Total	51.7	51.7	---

Note: Based on MHBC estimation of areas and not based on survey plans.

- 5) The proposed land use modification maintains the City's ability to:
 - Achieve the intensification target for the overall greenfield area
 - Create a mixed use area within the Block
 - Maintain the employment and residential targets for the Block Plan Area, while at the same time increase the overall density in the Block Plan Area (Area 3), as illustrated in the table below.
 - Implement the conceptual road pattern illustrated in the GID presentation to Committee and achieve broader based design objectives

Analysis of Targets and Density Calculations for Block Plan Area 3

	Jobs	People	Density
Block Plan Area 3 Target	1000	800	90
Land Use in Current OPA ¹	1151	993	115
Proposed Land Use ¹	995	1362	126

Notes:

¹ Based on MHBC assumptions and calculations as follows:

- RES - 75 units/ha - 187.5 people/ha
- MUC - 100 units/ha - 200 people /ha
- EMP - 85 jobs/ha (typical office park density ranges from 100 to 130 jobs/ha, therefore based on 100 jobs/ha the total jobs for the proposed land use would be 1013 jobs)
- Represents the minimum density identified for each land use.

² Overall GID density target

- 6) The proposal to modify to the MUC designation has been assessed in the context of the City of Guelph Employment Lands Study (GELS) and the key considerations and conclusions are summarized below:
 - The GELS identified a surplus of lands within the existing supply of employment lands, which did not include the additional employment lands being planned as part of the GID, therefore a change of 3.7 ha to MUC would not impact the current supply and would not cause any shortfall in projected needs for employment lands
 - City would still be in a position to achieve overall population and employment growth targets and the change in land would not compromise the City's ability to meet the employment forecasts of the Official Plan (Section 2.4.3).

- The GELS recognized that small, fragment parcels are not an efficient use of land and not particularly suitable for traditional employment uses. Analysis done as part of the GID indicated this Block was more suitable to research, office type uses within a mixed use area.
- 7) The proposed change does not represent a 'conversion' as the MUC designation permits office and commercial uses that would be consider employment uses and the lands are not currently designated for specific employment uses within the Official Plan.

We also discussed providing for lands designated Residential to have increased height permission to 10 storeys (from maximum 6 storeys). This was based on current 'thinking' for development of the lands and recognition on the location of the lands within the district and Block area. Our understanding was that City staff were supportive of this permission and the policy or mapping would be adjusted accordingly.

We understand there are policies within the Official Plan that provide direction on 'bonusing' for additional height and such policies would be considered for proposals within the GID. However, we encourage the City to provide a broader range for height permissions within the Official Plan across the Secondary Plan area. Flexibility at the Official Plan level is important to allow for more innovative design consideration to occur early on in a project and not restrict development options that may be appropriate in the realm of the Block Plan. Design criteria and guidelines within a Block Plan can adequately address building heights and design. This approach would potentially reduce instances that 'trigger' the need for an Official Plan amendment, which may in fact discourage a well-designed building or project.

We appreciate the clarification and confirmation that the targets identified within the OPA and Secondary Plan are minimums and can be exceeded.

In conclusion, kindly accept this letter and request to modify the land use designation as proposed. In our opinion the proposal fits within the City's objectives for the GID and is justified as the lands have consistently been identified as a mixed use area, the proposed modification is minor in context of the larger GID, the MUC designation can be planned to meet the overall targets of the GID and future block planning can be used to further inform and refine details associated with zoning and design.

Please feel free to call with any questions.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'DAA', followed by a long horizontal line extending to the right.

David Aston, MSc, MCIP, RPP

Attach.

C. Larry Kotseff



February 11th, 2014

Planning Services
 Planning, Building, Engineering and Environment
 City of Guelph

Attention Ms; Joan Jylanne Senior Policy Planner

Re: GID OPA54 Response to Guelph Hiking Trail Club Correspondence to City of Guelph

Dear Madam

The Guelph Junction Railway is pleased to respond to your request for comment on the above noted correspondence. We have had and continue to have consultation with City staff about trails.

I should wish to clarify the criteria we use in evaluating potential trails and trail crossings. In order for consideration a proposal must meet all of the following

- A] Not place the public at risk
- B] Be able to meet Transport Canada regulations/ requirements
- C] Meet best practices of railway industry standards
- D] Not impede existing or future railway operations
- E] Not create any liability for the railway.
- F] Not create the potential for increased trespassing

Additionally we require a site specific safety audit completed by a Professional Engineer qualified in Railway Safety to verify that the above criteria can be met. Only then will the GJR give consideration to the proposal.

Specifically the GJR examined the feasibility of a trail leading from the Victoria Road Bridge on the north side of the river going east then crossing the tracks north of the railway bridge to connect to the Jaycees Park on York Road. It was determined that any trail / track crossing in this area would impede our daily railway switching operations at the Huntsman / PDI plant as well as our Kauffman siding, immediately south of York Road. It was further determined that these switching operations would place the public at risk. A site specific safety audit completed by MRC confirms our findings and consequently this proposal was dismissed.

Our discussion with City staff also included the possibility of a pedestrian bridge being attached to the existing railway bridge. This would facilitate a link connecting the Jaycees Park to the south side of the river but only on the east side of the railway. Although feasible, the estimated construction cost was sufficiently large that it would be more cost effective for the City to build its own freestanding bridge at a more acceptable location. As such this option was not pursued further.

Additionally the GJR was asked for its opinion about a trail crossing underneath the existing railway trestle bridge. The GJR responded that this location does not have sufficient head room, is seasonally underwater and would create a number of liability issues for the railway as well as placing the public at risk. Consequently no consideration of such would be entertained.

Guelph Junction Railway Company

c/o City Hall,

1 Carden Street, Second Floor

Guelph, Ontario, Canada N1H 3A1

Tel: (519) 836-4848 Fax: (519) 837-5636



In summary the GJR has expended sufficient time and resources on the above noted proposals to evaluate them and subsequently dismiss them from any further consideration.

The GJR does recognize that the City desires a trail crossing at a yet undetermined location south of the river and we will work with the City in this regard. We do wish to clarify that the existing crossing is by agreement solely for use of the Ministry of Corrections as a farm road crossing and is not a public crossing. On a final point we wish to comment about the notation of a potential trail link between the Carter Well and Barber Well area. We have not received any submission on this, consequently we have no comment to make at this time.

In closing we wish to thank the City for an opportunity to clarify our position on these proposals.

Tom Sagaskie
General Manager
Guelph Junction Railway

Cc: Jyoti Pathak

Guelph Junction Railway Company

c/o City Hall,

1 Carden Street, Second Floor

Guelph, Ontario, Canada N1H 3A1

Tel: (519) 836-4848 Fax: (519) 837-5636

March 21, 2014

The City of Guelph
Planning Services Division
City Hall
1 Carden Street
Guelph, Ontario N1H 3A1

Attention: Todd Salter
General Manager, Planning Services
Planning, Building, Engineering and Environment

Dear Mr. Salter:

**RE: Guelph Innovation District
IO Comments to March 17, 2014 Update of Draft GID Secondary Plan**

Thank you for meeting our team on several occasions these past few months to review our comments related to the draft GID Secondary Plan that was publicly released in November, 2013.

We reviewed the recent update to the Secondary Plan your team sent us on March 17, 2014 and believe it addresses many of the comments we had raised in our past discussions.

As such, we are very pleased to support this latest update.

We'd like to thank you and your team for your ongoing efforts in working with us to achieve a mutually acceptable plan and in demonstrating a high degree of professionalism and openness throughout the entire process.

Sincerely,



Jeremy Warson, MCIP, RPP
Acting Manager, Land Use Planning
Infrastructure Ontario

Cc: Bruce Singbush, Assistant Deputy Minister, Realty Division, Ministry of Infrastructure
Christina Beja, Senior Vice President, Strategic Asset Planning, Infrastructure Ontario
Peter Reed, Acting Vice President, Development Planning, Infrastructure Ontario
Michael Coakley, Senior Planner, Infrastructure Ontario
Glenn Scheels, Principal, GSP Group Inc.