



September 13, 2021

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

Provided via email only to clerks@guelph.ca

Attention: Mayor Cam Guthrie and Members of Council

Re: Fiscal Impact Assessment Watson & Associates Economists Ltd. August 20, 2021
Clair-Maltby 11.3 Draft Secondary Plan
Final Draft for Community Engagement June 16, 2021

The Guelph and Wellington Development Association and the Guelph and District Home Builders' Association have many members who are landowners within the Clair-Maltby Secondary Plan and given that this area will be such an important response to the City's current housing supply and affordability crisis, we believe that there are important adjustments and/or clarifications that must be made to the Fiscal Impact Assessment dated August 20, 2021. (Released to the public on September 1, 2021.)

- Although the population target for Clair Maltby is **15,515**, the costs in this report have been based on a population of **25,000**. This hugely overstates and distorts the costs associated with the development of the Clair-Maltby Secondary Plan area.
- The City is looking at funding the **current D.C. debt of \$26.15 million** "in isolation" only from the Clair-Maltby area in this financial analysis. This is another overstatement of the cost to service the Clair-Maltby Secondary Plan area. The current D.C. debt should be shared with all development throughout the city including the Guelph Innovation District lands.
- Watson recommends **Development Charge front ending agreements to offset the upfront costs**, but has not included the positive impact of these front-ending agreements in the financial analysis. Instead, an artificial upfront impact on taxpayers is shown. There should be an option included in the Fiscal Impact Assessment based on DC front ending agreements for comparison purposes.
- The Fiscal Impact Report states that the **city will need to purchase 23 acres for parkland** at market value, in addition to the 59 acres that will be conveyed to the city for free in

accordance with Planning Act parkland by developers within the Clair-Maltby Secondary Plan area. What should be pointed out to Council is that the 23 acres required to be purchased at market value for parkland is the equivalent area of the Community Park. As has been stated previously, the proposed Community Park is a duplication of the existing South End Community Park already located to service this part of the city. If the second Community Park is removed from the Clair-Maltby Secondary Plan the city will not be obligated to purchase 23 acres of land at market value and the Clair-Maltby Secondary Plan area will continue to be adequately served by the existing South End Community Park.

Thank you for the opportunity to provide these comments. Our Associations would be pleased to meet with city staff to review our comments and concerns.

Respectfully submitted,



Carson Reid, President
GWDA



Shant Sarmazian, President
GDHBA

(GWDA and GDHBA Clair-Maltby Fiscal Impact comments.pdf)