



May 9, 2022

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: Council Decision Meeting May 16, 2022
Clair-Maltby Secondary Plan Official Plan Amendment (OPA No. 79)

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. As Council is aware, these lands were annexed into the City of Guelph in 1993. The Clair-Maltby Secondary Plan has been an inclusive and environment first process completed over a number of years. Given the housing crisis in Guelph, our Associations are pleased to see OPA No. 79 before Council for a decision. We do recognize that individual landowners may continue to have specific issues with the Clair-Maltby Secondary Plan as it relates to their property.

The Watson 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. 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.

Council has been lobbied by citizens who have requested that more parkland be provided than the City is permitted to request in accordance with the Planning Act. These citizens have listed the many public benefits to the entire community of additional parkland. These citizens have been made aware that the parkland that exceeds the Planning Act requirements must be purchased by the City. Now that it is apparent that the pitch made by these citizens to Council will increase taxes, the Clair-Maltby Secondary Plan is not being supported by these citizens due to the cost. Apparently, the many public benefits of additional parkland is now something that these citizens do not wish to pay for.

Our Associations have clearly stated through the process that two Community Parks for the Clair-Maltby community are not required. The existing South End Community Park is adequate to serve the Clair-Maltby area in addition to the numerous neighbourhood and local parks that will be provided. If the proposed Community Park is removed from the Clair-Maltby Secondary Plan the financial sustainability of the secondary plan will also be improved.

The Watson Fiscal Impact Assessment dated August 20, 2021 of the Clair-Maltby Secondary Plan acknowledges that landowners will enter into front-ending final agreements to pay for the extension of services to the area. It should also be noted that the 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.

Since these financial agreements have not yet been entered into, the fiscal analysis has not been adjusted to reflect this. Once these agreements have been entered into the financial picture will be much more positive for the City. Staff are including a recommendation that an annual review of Clair-Maltby through the City budget process.

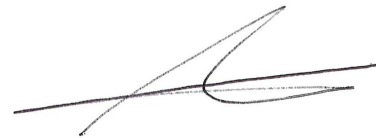
"2. *That the financial implications from the Clair-Maltby Secondary Plan and Master Environmental Servicing Plan be referred to the City's multi-year budget process and the upcoming Development Charges Background Study"*

Thank you for the opportunity to provide these comments.

Respectfully submitted,



Carson Reid, President
GWDA



Shant Sarmazian, President
GDHBA