

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

By email to clerks@guelph.ca

RE: Clair-Maltby Secondary Plan – Open Space System Strategy (Report Number IDE-2020-17)

Mayor and Members of Council,

We are writing to express our objection to and concerns with respect to the recommendation in the report on the Open Space System Strategy (OSSS) for the Clair-Maltby Secondary Plan (CMSP) that will be considered by the Committee of the Whole on March 2, 2020.

Options for Homes is the largest non-profit developer of affordable ownership homes in Canada. Over the past 25 years we have built more than 3300 units. We currently have about 600 units under construction and about 2,000 units in our development pipeline.

We currently have an Agreement of Purchase and Sale (APS) for 14 hectares (35 acres) in the Clair Maltby Secondary Plan area.

We object to the proposal in the OSSS to include one 10 hectare Community Park comprised almost entirely of the lands in our APS. Our concerns are that this proposal:

- will significantly reduce the opportunity to build hundreds of units of affordable ownership housing for moderate income households
- is premature in light of the regulatory uncertainty around the transition provisions of Bill 108 and associated regulations that will have a fundamental impact on municipalities' rights and obligations with respect to the acquisition of park land and the charges for community benefits
- has been made without a clear acquisition strategy describing how the City of Guelph will acquire and pay for the land
- is fundamentally unfair in that it effectively devalues the lands covered by our APS to the benefit of all the other landowners in the CMSP area
- does not treat all the landowners in the CMSP area fairly in terms of sharing the park land allocation and community benefits

We would ask that members of Council

- defer approval of the Open Space System Strategy (OSSS) until such time as the regulations enacting the provisions of Bill 108 are issued by the province
- direct staff to include in the Open Space System Strategy a plan for treating all the landowners in the CMSP area fairly in terms of sharing community benefits including parks.

Yours sincerely,

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

Heather Tremain

CEO, Options for Homes

heathert@optionsforhomes.ca