

Presentation to City Council
on
816 Woolwich Street Development Proposal

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November 9 2020

GREEN SPACE PLANNING REQUIRES MASTER PLAN

- ***“Preservation, acquisition and development of open space must occur within a broad framework to include strategies which alleviate the scarcity of parkland.....To be effective the framework must become the central co-ordinating element in planning.”*** City of Guelph Parks and Recreation Concept Plan 1973
- ***“Detailed planning and development of open space areas ... will be completed through the implementation of the City’s Recreation Parks and Culture Strategic Plan....This Strategic plan generally serves the purpose ... to prepare a comprehensive framework for the planning and development of...open space areas.”*** City of Guelph Official Plan September 2014 Consolidation

ABSENCE OF OPEN SPACE MASTER PLAN

- City Council last adopted an Open Space Master Plan in 1997 –twenty three years ago
- As part of the adoption of the 1997 Recreation Parks and Culture Strategic Plan City Council adopted a Greenway Vision and Plan that provided the necessary comprehensive framework for open-space acquisition
- Given the dramatic changes in the patterns of landuse in Guelph that come with intensification there is a critical need to re-evaluate acquisition policy for open space – this need has not been met

THERE IS A CRITICAL NEED FOR RETAINING OPEN SPACE AT 816 WOOLWICH

- Most of the 3.9 ha site at 816 Woolwich is currently functioning as an open space asset for the City.
- Intensification elsewhere in the City is occurring on very small parcels of land none of which can provide open space and the application of cash in lieu results in large demand for finding open space areas elsewhere.
- When a large parcel of land is available for redevelopment the City must include open-space within the development rather than cash in lieu.

WHERE TO PUT OPEN SPACE AT 816 WOOLWICH

- A 0.4 ha open space should be located at the northwest corner of the site bordering the Provincially Significant wetland as a contemplative open space area. (Bottom left corner of accompanying slide)

