

September 17, 2021

City Council
c/o City Clerk's Office
City of Guelph
1 Carden Street
Guelph, Ontario, N1H 3A1



****SENT VIA EMAIL****
Our File#: 19-1800

Dear Mayor Guthrie and Members of Council,

**RE: Clair-Maltby Secondary Plan Proposed Official Plan Amendment
– 2021-265
Submitted on Behalf of the Foundation for the Support of International Medical Training Inc.
2162 Gordon Street, Guelph, ON**

On behalf of our client, the Foundation for the Support of International Medical Training Inc. ('the Foundation'), c/o Mike and Assunta Marcolongo, Monteith Brown Planning Consultants Ltd. are pleased to provide the following comments in advance of the Statutory Public Meeting regarding the above-noted Official Plan Amendment for the Clair-Maltby Secondary Plan ('CMSP').

As you are likely aware, our client has owned 105 acres at 2162 Gordon Street ("the subject lands") in the Clair-Maltby Secondary Plan Area since 1972, and continues to steward both the heritage assets and environmental attributes found on the property. In 2014, the Foundation partnered with Options for Homes for a future severance of 35 acres on the southern portion of the property to provide future residents of Clair-Maltby with a more affordable home ownership option.

As part of the CMSP process, the Foundation has provided formal comments to the City of Guelph on a number of occasions, including the following:

- A written submission to City of Guelph staff on October 31, 2019 following the first Parks and Open Spaces Workshop;
- A written submission to City of Guelph staff on December 3, 2019 following the second Parks and Open Space Workshop;
- A written submission to City of Guelph staff on February 18, 2020;
- a written submission to the Committee of the Whole dated February 28, 2020 in advance of their meeting on March 2, 2020;
- an oral delegation to City Council on May 25, 2020; and
- a written submission to City of Guelph staff on July 29, 2020 regarding the proposed land-use designations within the CMSP Area.

After reviewing the proposed Official Plan Amendment to implement the CMSP, **our client** offers the following comments:

Community Structure Plan and Open Space System Strategy

The Foundation would like to reiterate their support of the decisions of the Planning Committee and City Council in March and May 2020 regarding the proposed Community Park and the direction taken on the Open Space System Strategy. Our client advises that those decisions address many of the Foundation's concerns and ensure that the future residents of Clair-Maltby and the City of Guelph have the best possible recreational opportunities with direct sightlines of Halls Pond.

Our client would also like to **request that Council direct staff to provide the Foundation and other landowners with some flexibility to negotiate the Moraine Ribbon (at 12 metres) if it also accommodates the Active Transportation network.** The Moraine Ribbon, as it follows the contours of the Natural Heritage System, does not always provide the most direct route for travelling between two points and may discourage residents from using more sustainable transportation options (e.g. cycling or walking) if the route is overly circuitous. Further, the Foundation requests that City Staff and Council consider the use of Cultural Heritage Resources as an alternative to the Moraine Ribbon (where appropriate) to strengthen the City's Active Transportation network. For instance, the subject lands include a designated laneway (designated under the *Ontario Heritage Act*) that our client suggests could be adapted for active transportation purposes that would provide a more direct route when travelling east-west.

Natural Heritage System

The Foundation would also like to express its appreciation for the additional works and due diligence undertaken by staff to further analyze the hydrogeology of Halls Pond. Our client congratulates staff for commissioning a separate study as part of the CMSP MESP that led the consultants to recommend moving away from establishing Stormwater Capture Areas (SWCA) in favour of Low Impact Development (LID) Best Management Practices. Halls Pond is Guelph's second largest wetland complex and plays an important water recharge role for this area of the Paris-Galt moraine. The Foundation is appreciative that the draft secondary plan policies are calling for a management plan to be "*prepared for Hall's Pond to establish appropriate access, recreational use and restoration*".

The proposal to introduce the multi-use pass over Gordon Street is favourable. The overpass will, if built, abut the subject lands on the east side of Gordon Street. If the Foundation (or the Foundation's housing partner) are being asked to create a new wildlife linkage (and restore an area of approximately 3-4 acres) on what is currently agricultural land, then our client believes that **the City should commit to ensure safe passage for any wildlife induced to travel along this new corridor.**

Density

In July 2020 our client requested that the 'Low-Density Residential' designation north of the Options for Homes parcel be changed to 'Medium-Density Residential' to allow for additional height and density. Our client remains committed to building social or supportive housing, in part or in whole, on the remaining development parcel and **requests that Council direct staff to work with the Foundation to explore this opportunity for additional density.**

Conclusion

Our client would like to express their sincere gratitude and appreciation for the opportunity to provide input and feedback throughout the draft Secondary Plan process and respectfully requests that this letter and the articulated requests herein be considered by staff and Council at the September 22nd, 2021 statutory public meeting.

Respectfully submitted,

MONTEITH BROWN PLANNING CONSULTANTS LTD.



Hannah Shirtliff, M. Plan
Planner

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